

AGENDA
San Juan County Conservation Land Bank Commission

Members of the public may participate in person at
152 1st St N, Friday Harbor, WA 98250
join virtually by [CLICKING HERE](#)
or by phone @ (253)205-0468 Meeting ID: 864 2185 5108

March 15, 2024

8:30am	Convene
8:30	General Public Comment Period
8:40	Approve February 16, 2024 Meeting Minutes
8:45	Partner Update – San Juan Preservation Trust
8:50	Council Update – Christine Minney
8:55	Chair and Commissioners Reports
9:00	Directors Report <ul style="list-style-type: none">○ Strategic Plan Process○ Acquisition Process and Priorities Presentation
9:40	Break
9:50	Outreach/Communications Report – Tanja Williamson
10:05	Stewardship Report <ul style="list-style-type: none">○ Official Preserve Naming: “North Shore” (Orcas)
10:25	2 nd Public Comment Period
10:30	Executive Session: To Discuss Potential or Existing Litigation per RCW 42.110.30(i)
11:10am	Adjourn

The Land Bank Commission May Add or Delete Agenda Items and Projects for Discussion. The Agenda Order is Subject to Change. You are invited to call the Land Bank office at 360-378-4402 for more details prior to the meeting. SJC Code 2.116.070 “All meetings and actions of advisory bodies and their subcommittees shall be open to the public, even where such meetings are not within the purview of the Open Public Meetings Act, Chapter 42.30 RCW, except where the meeting is properly closed for executive session, as provided in RCW 42.30.110”

Land Bank Preserve Naming Policy

Introduction

The act of naming can be significant and meaningful. It can conjure powerful images or emotions and help to recall history. The name of a San Juan County Land Bank preserve is intended to be permanent and should be informed by the land's location, physical features, historical significance as well as its anticipated future function and services. The purpose of this policy is to establish procedures for naming Land Bank Preserves. An ad hoc committee, comprised of two staff and one Commissioner, will be appointed by the Chair of the Land Bank Commission. This three-person committee will review and rank proposals for preserve names, consider public comment and provide recommendations for final Commission approval.

Naming and Renaming Considerations

Preserves will not be named after property owners or sellers.

Interim Names

After acquiring a new property, the Land Bank will assign an interim name. For consistency, an interim name could consist of the street address of the parcel(s), the Land Bank District number and tax parcel (e.g., District 3-2000) or some other identifying feature.

Permanent Names

The intent of naming is for permanent recognition. Generally, when parcels contiguous with an existing preserve are acquired, they are considered an addition and they will take on the name of that preserve. For consistency, a permanent name will be determined as soon as possible.

Renaming

The process of naming and renaming preserves often requires significant resources in terms of signs, maps and literature. In addition, name changing can be the source of confusion to the public. Therefore, renaming of preserves will be reserved for exceptional cases, and subject to a critical examination that includes the original justification for the name and honors the value of prior contributors.

Naming Criteria

It is the policy of the Land Bank to consider the following criteria when naming or renaming preserves:

Geographic, Ecological or other Common Usage identification

The Land Bank will give preference to names that reflect prominent or significant geographic features. This includes names of easily recognized ecological features or functions on the Preserve, as well as geological features or prominent local landmarks.

Historical, Cultural or Social Significance

When a preserve is associated strongly with events or places with historic, cultural or social significance, the Land Bank will consider naming a preserve that commemorates events or places. However, context must be demonstrated adequately through research findings or other documentation, and preference will be given to names that promote inclusiveness, particularly of Indigenous communities or historically overburdened members of society.

Major Gifts

The Land Bank sometimes benefits from the significant generosity of individuals, or partners with other

organizations in order to acquire property. Donors or contributing organizations that seek naming rights for major gifts will be asked to follow the naming criteria principles described above. The Land Bank will consider exceptions on their own merits and, as an alternative to naming, may elect to acknowledge a significant donation or fundraising effort through signage or other media.

Naming Procedures

Any individual, group or organization may submit a naming proposal for a preserve.

When reviewing proposals, the Land Bank will especially consider the relationships of indigenous peoples to San Juan County lands and waters. The ad hoc committee will (1) attempt to ascertain whether any proposed names might be considered offensive or conflict with any names that Native Americans have already applied to the feature and (2) demonstrate effort to acquire input or feedback on names. Demonstrated efforts include direct communications with local tribal governments, their designees or others who may have pertinent specialized knowledge or expertise¹, and research of the relevant literature. The Land Bank acknowledges that information from Tribes may be privileged (i.e., names may refer to protected gathering grounds or ceremonial sites, etc.) and, therefore, shared with others only as necessary and appropriate. Proposed names, especially those referencing events or places of historic, cultural or social significance should be thoroughly researched. Some resources include:

- Historic Plat Maps and Sanborn Maps
- Washington State Archives
- Library or internet search for documents or references
- Washington State Historical Society
- Area tribes and native community groups
- Washington Department of Archaeology and Historic Preservation
- Washington Committee on Geographic Names US Census Archives
- National Archives: <http://www.archives.gov/index.html>

Naming proposals must contain the following information:

- Name of applicant
- Proposed preserve name
- Background and support for the proposed name
- Demonstrated community support for the proposed name

Upon receipt of a naming proposal, the Land Bank ad hoc committee will:

- Review and score the proposal using the scoring worksheet (Exhibit A)
- Ensure that supporting information has been authenticated
- Take into consideration the comments of stakeholders, elected officials and community members

Upon completion of the naming review, the ad hoc committee will present recommendations to the Commission in writing. The public, including all who submitted names, will be notified of the final decision via email and the information will be posted online.

¹ This may change as the County works to improve communication with Coast Salish Tribes.

Exhibit A

Preserve Name Review Worksheet	Score	Notes (optional)
1. Name Origin or Source (3 Points Possible)		
Describe the origin or source of the proposed name and why you believe it is appropriate for the Preserve. Names describing physical, ecological, historical or cultural features will be given greater weight than names of people.		
2. Compatibility with Preserve Naming Policy criteria and Justice Equity Diversity and Inclusion goals (3 Points Possible)		
Describe how the proposed name meets the criteria outlined in the Land Bank's Preserve Naming Policy. Describe how the name promotes inclusiveness, particularly of Indigenous communities, other people of color or historically overburdened members of society.		
3. Community Support (3 Points Possible)		
Describe the avenues through which you have sought and received community support for the proposed name. Specifically, describe how have you engaged the public, how community members or organizations have expressed support (e.g., verbal, written), and the extent of that support (e.g., number of people or organizations).		
4. Proposal Quality (1 Point Possible)		
Include an adequate level of detail (1-3 pages) to enable the Ad Hoc Review Committee to make an informed decision. If available, reference research, background documents or other information supporting the proposed name.		
		10 Points Total

Preserve Name Proposal - North Shore property, Orcas Island

Preserve Name Review Worksheet	Score	Notes (optional)
1. Name Origin or Source (3 Points Possible)		
The proposed name, “North Shore Preserve” originated with staff shortly after acquisition as an interim name. This name is generally descriptive of the location and is not in use for other properties. The SJPT previously had a property with this name but changed it recently.	2	
2. Compatibility with Preserve Naming Policy criteria and Justice Equity Diversity and Inclusion goals (3 Points Possible)		
This name meets the criteria outlined in the Land Bank's Preserve Naming Policy. It is not linked to previous owners or donors and is unlikely to be offensive or to generate significant opposition.	2	
3. Community Support (3 Points Possible)		
The Land Bank’s multiple public communications since acquiring the property in 2022 have described it as the North Shore property or the former Glenwood Inn property. “North Shore property” has been used repeatedly by staff over the last year and a half to describe the property to members of the public during tours as well as in many discussions about the future of the property. There appears to be public support for the name and a lack of opposition.	3	
4. Proposal Quality (1 Point Possible)		
Due to the decision to propose that the interim name become permanent, it seemed unnecessary to draft a separate naming proposal.	0	
	7	10 Points Total

BEAVERTON MARSH PRESERVE AGRICULTURAL LEASE PROPOSAL TEMPLATE

Applicant Name(s) Phil, Angie and Levi Shephard
Farm or Organization Name: Shephard Family Enterprises, LLC
Mailing Address: 514 Kiehl Road, Friday Harbor WA 98250
Phone: 360-622-5145 (Phil) and 360-622-5143 (Angie)
E-mail: shephard.phil@gmail.com and angiefree@gmail.com
First Professional Reference (name, phone, and email):
Camille Uhlir Two Barn Farm 206-953-5231 cuhlir360@gmail.com (lessor)
Second Personal Reference (name, phone, and email):
Bob and Shannon Wilson 360-317-5985 bob@sanjuansurveying.com (lessor)
Jim Skoog Straitsview Farms 360-472-1740 arrowhead@rockisland.com (lessor)

1. Vision and Goals

a. Describe in detail your vision and goals for the Beaverton Marsh Preserve Farm Lease. What will the farm operation produce, when and how will you begin, and a brief overview of 1, 3, 5+ year plan and goals. Include livestock species and #'s, crop types and acreages.

Our vision for the Beaverton Marsh Preserve is to have a sustainable livestock operation on the property which builds soil and ecosystem health, collaborates with Land Bank and other users and neighbors and produces delicious affordable lamb and beef for sale on the San Juan Islands.

Year One:

- Assess fences, water system, gates and access points. Collaborate with Land Bank staff to make any necessary critical improvements. Based on our two previous seasons leasing this property, we understand the current lack of boundary fencing to be a challenge to safe livestock grazing on the property. We anticipate working with the Land Bank to complete some boundary fencing.
- Bring a small group of beef cattle to the property once soil conditions allow. We currently lease an adjacent pasture, so would only have to walk them over. Utilize temporary fencing to make cross fences to allow for pasture rotations. Based on our limited knowledge of the soil conditions and pasture size, we would anticipate bring a group of 8-10 steers to the property from June through October. The exact timing would be adjusted based on rainfall and soil conditions once we get closer. We would use temporary panels and gates to load and unload livestock.
- Complete soil sampling of all main soil types.
- Assess grazing impacts to obtain information for determining stocking rates for following year. Key factors would be stubble height, bare ground, trampling of sensitive areas.

Year Two:

- Collaborate with Land Bank to apply appropriate soil amendments to pastures. These would be spread out over several years and may be applied more than once per season, depending on the amendment being applied.
- Bring a small group of beef cattle to the property once soil conditions allow. Utilize temporary fencing to make cross fences to allow for pasture rotations. Stocking rate and pasture duration would be based on soil conditions, season, water availability.

- Collaborate with Land Bank staff to extend water lines to other pasture based on cross fencing plan developed during grazing season.
- Collaborate with Land Bank to plan small entrance loading corral for property near gate.

Year Three:

- Collaborate with Land Bank to apply appropriate soil amendments to pastures. These would be spread out over several years and may be applied more than once per season, depending on the amendment being applied.
- Bring a small group of beef cattle to the property once soil conditions allow. Utilize temporary fencing to make cross fences to allow for pasture rotations. Stocking rate and pasture duration would be based on soil conditions, season, water availability.
- Collaborate with Land Bank staff to continue to extend water lines to other pasture based on cross fencing plan developed during grazing season.
- Collaborate with Land Bank staff to consider some permanent cross fencing. Location and type of fence would be based on past two seasons of information.
- Consider bringing a small group of replacement ewes to graze some of the pastures in conjunction with the cattle.
- If funding and all parties are in agreement, construct small loading corral near property entrance.

Year Four:

- Collaborate with Land Bank to apply appropriate soil amendments to pastures. These would be spread out over several years and may be applied more than once per season, depending on the amendment being applied.
- Bring a small group of beef cattle to the property once soil conditions allow. Utilize temporary and permanent fencing to make cross fences to allow for pasture rotations. Stocking rate and pasture duration would be based on soil conditions, season, water availability.
- Collaborate with Land Bank staff to continue to extend water lines to other pasture based on cross fencing plan developed during grazing season.
- Collaborate with Land Bank staff to consider more permanent cross fencing. Location and type of fence would be based on past three seasons of information.
- Consider bringing a small group of replacement ewes to graze some of the pastures in conjunction with the cattle.

Year Five:

- Collaborate with Land Bank to apply appropriate soil amendments to pastures. These would be spread out over several years and may be applied more than once per season, depending on the amendment being applied.
- Bring a small group of beef cattle to the property once soil conditions allow. Utilize temporary and permanent fencing to make cross fences to allow for pasture rotations. Stocking rate and pasture duration would be based on soil conditions, season, water availability.
- Collaborate with Land Bank staff to continue to extend water lines to other pasture based on cross fencing plan developed during grazing season.
- Collaborate with Land Bank staff to consider more permanent cross fencing. Location and type of fence would be based on past four seasons of information.

- Consider bringing a small group of replacement ewes to graze some of the pastures in conjunction with the cattle.

b. What infrastructure additions or modifications would your operation require and who do you propose be responsible for such capital expenses?

We anticipate needing to repair some of the boundary fencing and potentially adding cross fencing. Most of the boundary fence is in poor condition, and we anticipate collaborating with the Land Bank on the design, location and costs of the fencing. We anticipate extending the water lines from the existing hydrant to better spread out use on the property. We would work with the Land Bank and collaborate on the design, location and costs of those improvements. We also would like to consider a small overwintering facility on an adjacent property in collaboration with the landowners, Conservation District and NRCS. However, this would be in year 4/5 and based on extensive discussions with Land Bank staff. The costs would ideally be shared by other collaborators such as NRCS and the Conservation District. If funded, it may be possible to bring some of the finished compost down to the Beaverton Marsh Preserve to assist in fertilizing those fields.

c. Describe your operations water requirements for livestock, irrigation, and/or processing. and what practices will be employed to conserve water.

We would use the property for livestock grazing only. Water usage would be minimal and evaporation losses would also be minimal.

d. Describe how your operation will maintain, and/or enhance soil health. How do you foresee the Land Bank contributing financially to these efforts?

Soil health on the Beaverton Marsh Preserve will be enhanced and improved by careful livestock grazing and the addition of manure and urea via the animals. Soil testing would be done during Year One and soil amendments may be added in subsequent years. We would anticipate collaborating with the Land Bank on these costs. If compost could eventually be made on site this could provide a low-cost source of inputs for improving soil health annually.

e. Describe how your operation will be compatible with, maintain, and/or enhance natural resources on the property including, surface water, soils, and wildlife habitats.

We would utilize temporary fencing to keep livestock from the lower wetland portions of the property. We leased the property for several seasons previously and were successful in this effort. The stocking rates would be adjusted annually to maintain stubble heights of 3-6" of overwintering grass on the property. The existing shrub and tree stands on the property would be maintained to provide pollinator habitat and cover and nesting habitat for birds and small mammals. We would control any state listed noxious weeds on the property. We would enjoy collaborating with efforts to research and reestablish native prairie plants (we have experience with this from our work at The Nature Conservancy's Zumwalt Prairie Preserve).

f. Do you foresee your farming/ranching practices working towards climate resiliency? If so, please explain?

Organic soil carbon levels are one of the best indicators of soil health and long-term climate resiliency. Initial soil tests will reveal the current soil carbon levels and we anticipate being able to greatly increase the current levels through proper management. It has been well documented that proper livestock grazing can stimulate and increase organic soil carbon levels and thereby providing a carbon sink and increasing both water holding capacity and fertility of pasture soils. If the overwintering facility is approved and funded on the adjacent property, there would be compost spread each season of the bedding and waste hay and manure that would add additional soil organic carbon.

10 g. Describe the benefits your operation will provide to the community. Examples: Local sales, education, research, collaborations, employment opportunities, youth engagement, etc.

We have been selling all our locally raised beef, pork and lamb here on San Juan Island (and limited amounts on Orcas Island) for the past seven years. We currently sell our meats to several different restaurants, both food co-ops, the Orcas School District and dozens of individual customers including delivering to the dock weekly for non-ferry served islands. We anticipate continuing that operation, which provided over 17,000 pounds of sustainably raised local meats here to the community. We currently employ 5 staff on our farm, and having this lease would allow us to continue to do so as it would provide critical pasture for cattle and possibly sheep groups. We have donated meat from our farm to the local veteran's support group, the Food Bank, and the San Juan County Ag Summit. We anticipate continuing this as we are able to grow.

2. Experience and Qualifications a. Describe how your relevant hands-on commercial farming/ranching background and experience has prepared you for this lease opportunity. Provide details of your roles and agricultural qualifications.

Angie Shephard has a BS from Oregon State University in Rangeland Ecology and a Masters from University of Idaho in Rangeland Ecology. Her masters project was focused on sustainable grazing along a salmon bearing stream so she is well versed in the challenges and care needed in grazing livestock in sensitive habitats. She spent three years running the weed control, restoration program and grazing program for The Nature Conservancy's Zumwalt Prairie Preserve in eastern Oregon. This property, at 27,000 acres, with dozens of pastures ranging in size from 200 to 2000 acres, provided ample opportunity to work with cattle owners, OSU researchers and funders to improve habitats on the prairie property. Angie also was the first female superintendent of the University of Alaska experiment farm in Palmer Alaska and has worked locally for the Conservation District and WSU extension. Phil Shephard worked as a Preserve Manager and then regional director at The Nature Conservancy for 17 years in Wyoming and Oregon. He also ran a regional land trust in Alaska for 8 years focused on salmon and wetland conservation. Locally Phil has consulted for both the Land Bank and the Preservation Trust. Phil served on the board of Island Grown Farmers Co-operative for nearly 5 years and helped secure over 4 million in funding to construct the new cut and wrap and processing facility in Burlington for the 100 member co-op.

Both Phil and Angie have extensive experience with grant funding and collaborative projects. They have been farming together on San Juan Island since 2017 and currently raise pork, lamb, beef, honey, eggs, fruit, sheepskins and wool products. They are pleased to have their son Levi Freeman Shephard also working with them full time. Levi has training and skills in animal husbandry and veterinarian work. He is a good rider and can rope. He is also a good basic mechanic, welder and fabricator and an excellent equipment operator. He also has filmmaking photography and social media skills. The intergenerational aspect of our family business and Levi's ever growing skill set, energy and enthusiasm to carry sustainable farming forward is a key to the longevity and success of our operation.

b. Describe any relevant education, training, certifications you have.

Angie has a BS and Masters degree in Rangeland Ecology and is a NRCS certified Farm Planner. Phil has a Geology degree from Whitman College in addition to 25 years experience as a professional land manager.

c. Describe any past experience leasing farmland and identify the lessor(s) of such farmland.

We have had 2-8 grazing leases here on San Juan Island since 2017. We grazed the Beaverton Marsh Preserve for two seasons and worked closely with Charlie Behnke during that time. We leased the LaCrover Farm for two seasons and have leased pasture from Camille Uhlir at Two Barn Farm for the last 5 years. We are about to start our third season of grazing at Straitsview Farm and have worked with Jim Skoog on that property. We have worked with Bob and Shannon Wilson for the past two years on their property and run cattle there, which is adjacent to the Beaverton Marsh Preserve.

d. Describe your and/or the organization's communication style and how you envision communicating, collaborating, and resolving conflict with the Land Bank and other stakeholders and parties.

We will designate Phil as the main spokesperson and point of contact for our organization in their project. Both Phil and Angie have been working with researchers, land owners, donors, funding agencies and other partners for over 20 years. We understand the issues related to running livestock on publicly owned property and wish to make sure the Land Bank reputation is enhanced through it's efforts to lease local farmland to Shephard Family Enterprises. We are responsive to phone, text or e-mail communication and check on our livestock daily. Because we have other stock very close by, it is an easy chore to check water and feed each day. In the event of an animal emergency, one of us or our staff will be on site within a short time to address the situation. Although we are aware of social media, we intentionally maintain a low profile and high level of discretion in our personal and professional communications. Our intention is to be a force for positive unifying efforts to support sustainable agriculture.

3. Business Plan

a. Describe the management structure you are proposing E.g., LLC, Sole Proprietorship, Cooperative, non-profit, including the role of each person involved. Describe your experience managing the specified business/organization and/or the structure and history of the entity.

Shephard Family Enterprises is an LLC, and has been incorporate in the state of WA since 2017. Phil and Angie Shephard are the owners, with equal ownership. We have been running livestock on our own property and numerous grazing leases the last 7 years. Our LLC employs Levi full time as well as other employees and contractors. We have extensive experience dealing with the complexities of doing business in an island community and are fortunate to have developed excellent working relationships with key contractors and service providers who are essential to a successful ag business.

b. Outline a five-year business plan with financial projections of your proposed farm operations.

Shephard Family Enterprises runs livestock on several hundred acres of farmland on San Juan Island. The Beaverton Marsh Preserve lease would be a portion of our operation and allow us to expand.

Year	Expenses	Income	Net
2024	\$2000 (labor and materials for fence work) \$1050 (lease fee) \$3050 total	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) \$4250	\$1200
2025	\$2000 (some cross fencing and water lines and corral) \$1050 lease fee \$1000 fertilization \$4050 total	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) \$4250	\$200
2026	\$2000 (some cross fencing and water lines and fence repair) \$1050 lease fee \$1000 fertilization \$4050 total	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) \$4250	\$200
2027	\$1500 (some cross fencing and water lines and fence repair) \$1050 lease fee \$1000 fertilization \$3550 total	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) \$4250	\$700
2028	\$1500 (some cross fencing and water lines and fence repair) \$1050 lease fee \$1000 fertilization	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) \$4250	\$700

	\$3550 total		
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We anticipate that after the initial investment of cross fencing, water lines, fertilization and fence repair, the stocking rates will be able to increase modestly, and costs should go down slightly, allowing us to continue to make a modest profit.

c. Affirm that your business/organization would be able to meet the lease rate. If your plan requires different lease rate terms, please explain.

We are comfortable with the lease rate and our ability to making that payment. Because our operation is diverse and also includes raising hogs, lambs, fruit and honey we have multiple income sources.

d. What revenue sources do you anticipate your operation relying on beyond farm product sales? E.g., grants, donations, education fees, agrotourism, subleasing (requires approval), etc.

We anticipate working with NRCS and the Conservation District and the Land Bank to come up with infrastructure funding for the various projects. We have tractors, a skid steer and anticipate providing labor to the projects.

e. Describe the avenues through which you anticipate selling and distributing your crops/farm goods?

As described above, we sell annually over 17,000 pounds of beef, pork and lamb to multiple restaurants, co-ops, schools and individuals. We have a farm pickup site for meat customers and make deliveries to wholesale customers.

f. The outlined term of the lease is for 5 years with the conditional option to renew for consecutive 5-year terms. What total length of term would your plan require or benefit from, please explain.

Certainly another 5 years would be helpful and allow us to recover some of the cash and labor we would have put into the project. Given the amount of effort over the first 5 years, we anticipate being able to more efficiently graze livestock and have slightly higher returns.

AGRICULTURAL LEASE PROPOSAL FOR BEAVERTON MARSH PRESERVE

Applicant: San Juan Island Grange #966

Mailing address: P.O. Box 2013, Friday Harbor, WA 98250

Phone: [\(360\) 378-6632](tel:3603786632)

Email and website: <https://sanjuangranger.org/>

Professional references: Please see Appendix I.

1. VISION AND GOALS

a. Vision, goals, and management of San Juan Island Grange #966

The mission of the San Juan Island Grange is to support a resilient community of growers, makers, and keepers; to foster social and political engagement; and to maintain our Hall as a home for celebrations and programs.

The history of the Grange provides insight into the creation and character of the Grange as a community organization (see Appendix A). What we are calling the **Overmarsh Farm Commons** project at Beaverton Marsh Preserve fully aligns with and fulfills the Grange mission.

Management of San Juan Island Grange. The Grange is structured as a 501(c)(8) non-profit lodge and functions as a democratic, membership-based organization with ultimate authority vested in its 250 members. The member-elected Executive Committee approves all contracts and leases, which are then ratified by the membership. The project proposed here has been ratified by the Grange membership. The membership also appointed the Overmarsh Farm Commons Steering Committee (Steering Committee) as the manager of this project.

As evidence of the ability of a Grange committee to manage this project, we point to four recent Grange Hall building improvement projects that demonstrate the ability of Grange members to fundraise, organize, and accomplish a significant task. These are construction of the deck, retrofitting of the concrete foundation, creation of the commercial kitchen, and installation of the rooftop solar array.

The Grange is undertaking the Overmarsh Farm Commons project following the prescribed Grange group process. The steering committee was formed in November 2023 and has subsequently worked to research and design the project, draft this proposal, and present it to the membership. The Steering Committee prepared a 2024 project budget (see Appendix F), which was submitted to the Grange membership and approved at a regular Grange meeting on February 7, 2024.

b. Vision, goals, and management of Overmarsh Farms

Mission. *Overmarsh Farm Commons is a cooperative enterprise where San Juan Islanders work and learn together to grow food on shared land, guided by the principles of regenerative agriculture.*

The goal of Overmarsh Farm Commons is to care for and manage the land at Beaverton Marsh Preserve to create opportunities for

- P-patch gardens where individuals and families can grow food for themselves
- a community participatory agriculture project, modeled after OCPA on Orcas Island (<https://www.orcascommunityag.org/>), where a group of growers produce food for their households and potentially the greater community
- commercial production of food in market gardens
- increased sales of local food through local channels such as the San Juan Island Food Hub (Food Hub) and the San Juan Island Farmers Market
- livestock grazing by commercial producers and/or 4-H Livestock Club members
- educational programs for adults and children to help them learn to grow food
- research on how to improve soil and water quality, while increasing productivity
- recreational/educational events, such as farm tours and workshops
- celebratory events around food grown/raised on the land, such as harvest fairs
- raising awareness of Best Management Practices (BMPs) implemented on the farm and of regenerative agriculture generally

We want to demonstrate that it is possible to work together to grow food for the community sustainably and to put forward a model that can be replicated elsewhere on the island.

Statement of need. This project is a response to:

- **the need for San Juan Islanders to produce enough food to feed themselves.** When the time comes to grow food to feed the island, the community needs to be ready. We want to prepare islanders to do this work, and we propose this project to show how it can be done in several ways.
- **the need for more farmer vendors at the San Juan Island Farmers Market.** We will offer growing space to market gardeners and connect them to marketing outlets such as the farmers market and Food Hub with the express purpose of increasing the number of farmers and the sales of farm products through these venues.
- **the need for more new farmers.** With current commercial farmers aging out, we need to replace them either with new farmers and/or with alternative ways of producing food. This project will give new farmers a leg up in starting farming and will also jump start non-commercial food production on San Juan Island.
- **the need for community garden space.** We are told there is a waiting list for garden plots at the community garden on San Juan Valley Road. We would like to help meet this demand by providing alternative gardening opportunities within walking and biking distance from town.
- **the need for grazing land for commercial livestock producers and 4-H Livestock Club members.** Commercial livestock producers on San Juan Island need fenced pasture on which to graze their animals. We will help to maintain the pasture and fence at Overmarsh Farm Commons so that it is a physically secure and biosecure grazing option for local producers. Also, some 4-H club members are excluded from livestock activities because they lack land. We will work with 4-H to meet this need.

The overall aim of this project is to provide infrastructure, management, and opportunity so that the San Juan Island community can use Overmarsh Farm Commons to produce food while modeling best farming practices. The project will grow and thrive, as new growers add their vision, energy, and experience. The project will evolve within the framework proposed here but will depend on many things, including demand from the community, the needs of the Land Bank and those using the land, and the development of processes and procedures over time.

Management. The project will be managed by the Steering Committee, who will hire and supervise a Project Manager. The Steering Committee will call upon an Advisory Committee composed of subject matter experts, as needed. See Section 3 below and Appendix H for bios and statements of commitment from Steering and Advisory Committee members.

If this proposal is accepted, the Grange will apply for fiscal sponsorship by the San Juan Islands Agricultural Guild (Ag Guild). As a fiscal sponsor, the Ag Guild would provide a 501(c)(3) umbrella for fundraising and would partner on grant applications and project management. The relationship would be defined in a Memorandum of Understanding.

The project Steering Committee will also work closely with the San Juan Islands Conservation District (CD). A preliminary site visit by the Steering Committee with the CD was conducted in fall 2023 to discuss resource concerns at Beaverton Marsh Preserve related to soil health, water quantity, plants, and animals (livestock, wildlife, and humans). The project team will continue to work with the CD to develop an Individual Stewardship Plan and to implement BMPs for the site.

2. FIVE-YEAR PLAN—INFRASTRUCTURE DEVELOPMENT AND FARMING ACTIVITIES

Five-year plans for infrastructure development and farming at Overmarsh Farm Commons are outlined in the tables below. Maps of proposed development and farming activities for Year 1 appear in Appendix B. Some activities will depend on action taken by other parties or on a succession of steps. Implementation will therefore be an organic, interdependent, and iterative process that will evolve over time, in close collaboration with the Land Bank.

a. Infrastructure

Proposed infrastructure development at Overmarsh Farm Commons over the first five years is outlined below.

TIMEFRAME	INFRASTRUCTURE (PROPOSED RESPONSIBLE PARTY)
YEAR 1	Improve vehicle access, pedestrian access, and parking at west entrance (Land Bank) Install Portapotty (Land Bank + Grange) Install water systems, both permanent (well to tank and tank across to east side of parking lot) and temporary (hoses to garden and livestock) (Land Bank + Grange) Begin installation of perimeter fencing (Land Bank with Grange support) Install temporary deer fencing around garden (Grange) Create compost bins to serve the garden/crop areas, to be expanded as needed Create temporary livestock shelter with limited heavy use area (Grange + sublessee[s])

YEAR 2	Extend pedestrian access (Land Bank + Grange) Install permanent water system, main line to garden (Grange) Add second water storage tank, as needed (Land Bank) Build tool shed (Grange) Build moveable livestock shelters, as needed (Grange + sublessees) Create permanent outhouse with composting toilet (Land Bank + Grange) Complete perimeter fencing (Land Bank with Grange support) Expand internal fencing for garden/crop area (Grange)
YEAR 3	Improve vehicle access at east entrance (Land Bank) Expand internal fencing for garden/crop area (Grange) Install permanent water system, east well to storage tank (Land Bank) Install temporary water system, storage tank to livestock area (Grange) Erect hoop house and high tunnel (Grange) Build covered shelter for gatherings (meetings, workshops, etc.) (Land Bank + Grange to discuss)
YEARS 4 +	Install permanent water system, east well storage tank to livestock (Grange) Build farm stand, if need determined (Grange) Add other improvements as needed and approved by the Land Bank

b. Farming activities

Proposed agricultural activities at Overmarsh Farm Commons for the first two years are listed in the table below. For the purpose of the plan, each year is March through February.

ACTIVITY	ACTION	WHO?	TIMEFRAME
Planning	Study keylines and contours to create plan for swales and pocket ponds and planting rows	Grange	Year 1
Soil testing	Test selected areas to establish baselines	Land Bank?	Every other year to monitor change
Tillage as needed	Restricted to 100'x100' garden area	Grange + Land Bank	Year 1, as soon as soil can be tilled; thereafter, as needed
Occultation	Apply tarps to kill sod and weeds in garden area (occultation)	Grange	Year 1 (spring) + as needed to open new areas for cultivation
Potato patch	Weigh down tarps and create a potato patch using grow bags or wire cages (potatoes to be donated to SJI Food Bank and sold at farmers market as a project fundraiser)	Grange	Year 1 (spring-summer)

Grazing/haying	Graze and/or hay pasture outside garden area	Grange	Year 1 + ongoing
Winter crop production	Plant seeds in off-site greenhouses for winter crops, to be planted onsite in late summer	Grange	Year 1 + ongoing
Garlic production	Plant garlic in garden area cleared by tillage and occultation	Grange	Year 1 (fall) + possibly ongoing
Livestock grazing	Enter into agreement with sublessee(s) to graze livestock outside garden (see maps in Appendix B)	Land Bank, Grange, + sublessee(s)	Year 1 (pending identification of sublessee; timing determined by fencing and soil moisture) + ongoing
Composting	Create and apply compost	Grange	Year 1 + ongoing
Garden expansion	Expand garden incrementally Continue with BMPs, soil and water testing, and other management practices, minimizing tillage as possible	Grange	Year 2 + ongoing

c. Water

Estimated water requirements and measures to conserve water are outlined below. To calculate water needs for animals, we will work with the CD to determine the livestock carrying capacity and then multiply daily water need per species by the number of animals.

USE	ESTIMATED AMOUNT
Livestock	Cow: 20-35 gallons/day/animal (1 gal/100lbs body weight) Sheep/goat: 3-5 gallon/day/animal
Irrigated garden/crops	1,000-1,200 gal/acre per day for irrigated land

Measures to conserve water will include some or all of these, as appropriate:

- Balancing of water needs (crops, livestock, irrigated acreage) to ensure that use does not exceed well capacity
- Monitoring of static well levels to track water use and impact of garden/crop production
- Creation of water-retaining features such as swales, pocket ponds, and berms
- Tracking of water flow seasonally
- Planting on contours
- Use of drip tape and similar low-volume, efficient irrigation systems to minimize evaporation
- Metering to track water use
- Research and experimentation with dry-farmed crops, such as grain, beans, squash, tomatoes, corn, and potatoes
- Incorporation of organic matter into topsoil

- Applications of mulch and other amendments that promote water retention
- Use of hügelculture to promote water retention and slow release of soil moisture

d. Soil

To improve soil health at Overmarsh Farm Commons we will work with the CD to create an Individual Stewardship Plan that implements NRCS BMPs. We will develop standards for soil management specific to the site. Through user agreements and monitoring, we will ensure that sublessees agree and adhere to these standards. We will continue to document changes in water and soil health using test results and observation.

Strategies to improve soil health in areas used for gardens or crops include building topsoil and application of soil amendments, such as mulch, compost, and biochar. Amendment of the soil in these areas will begin in Year 1 and continue forward.

We will also apply inputs such as fertilizer and lime, starting in Year 1 and continuing forward. We hope the cost of these inputs could be shared between the Land Bank and the Grange, with the Land Bank providing long-term amendments such as compost, lime, biochar, and rock dust and the Grange providing fertilizer and labor.

e. Natural resource maintenance, protection, and enhancement (water, soils, wildlife)

Measures to conserve water resources are described in Section c. above. Measures to protect water and soil quality are outlined in the table below. Question marks indicate possible actions to be discussed with the Land Bank. This project will not directly address the protection and enhancement of wildlife, except through protection and enhancement of the wetland buffer. Plantings in the buffer area could also feed wildlife!

MEASURES	COLLABORATORS	GRANGE ACTIONS	LAND BANK ACTIONS
Implement NRCS BMPs	CD	Collaborate with CD Consult with Land Bank	Consult with Grange
Fence wetland	Land Bank CD	Collaborate with Land Bank to determine buffer area Provide labor for fencing	Provide oversight and materials
Enhance wetland buffer	Land Bank CD	Collaborate with Land Bank to research, design, and create food forest in buffer(?)	Help plan Provide oversight and plants
Construct swales, berms, and pocket ponds	Land Bank CD Grange	Collaborate with Land Bank to determine locations and undertake construction	Help plan Provide oversight and equipment(?)
Implementation of Land Bank Integrated Pest Management (IPM) program	Land Bank	Use IPM in garden, crop, and livestock areas Include protocol in subleases	

Implement Land Bank protocol for farm fuel safety	Grange Land Bank	Include protocol in subleases	
Soil testing of selected crop production areas	Sublessees(?) Grange(?) Land Bank(?) CD (1 free soil test with creation of ISP)	Facilitate soil testing every other year	Cover cost of soil testing Record keeping
Well water testing	Land Bank		Test every other year
Well monitoring	Grange Land Bank	Monitor and record static level of well	Record data

f. How farm management practices will foster climate resiliency

Overmarsh Farm Commons will promote climate resiliency primarily through implementation of NRCS BMPs, creation and implementation of an Individual Stewardship Plan, and the use of regenerative agricultural practices. The Grange will also collaborate with the CD to carry out carbon planning, with the possibility of piloting a carbon planning template now under development by the CD. See Appendix C for links to information on these practices and Appendix J for a definition of regenerative agriculture.

Implementation of these strategies will begin in Year 1, starting with the initial areas to be used for gardening and pasture, and expanding over the years as acreage is brought into production.

g. Benefits to the community

Our plan is predicated on the future need for food that does not come from a grocery store. We believe that people tend not to change unless there is something causing them to do it, and they change most easily if there is something new to go towards, with obvious benefits.

BENEFIT	ACTIVITY	PARTNERS/COLLABORATORS
Increased amount of locally grown food produced and consumed on SJI	Production, sales, donations, home consumption of food produced on site	SJI Farmers Market San Juan Islands Food Hub SJI Food Bank
Increase in farm products and farmer vendors at SJI Farmers Market	Expansion of amount and range of farm and food products at the market	SJI Farmers Market
Improvement of ARL soils	Soil building	CD
Opportunity for P-patches	Food production by those without land at home	SJI Food Bank (to advertise)
Opportunity for community garden	Cooperative gardening and sharing of crops	Orcas Community Participatory Agriculture (providing model and advice)

Opportunity for commercial farmers to lease land	Market gardening and crop production	Ag Guild
Opportunity for 4-H members without land to have livestock	Grazing by 4-H Livestock Club members as sublessees	WSU Extension (4-H)
Opportunity for livestock producers to graze animals	Grazing by sublessee(s)	
Opportunity to produce hay	Haying by subcontractor	

Opportunity for research	Assist in/facilitate research, e.g., on crop production, dryland farming, and perennial wheat	WSU The Land Institute American Farmland Trust
Opportunity for education	Host workshops, e.g., on permaculture, dryland farming, participatory ag, gardening, and livestock production	WSU Ext. Agriculture Program WSU Master Gardeners WSU 4-H Madrona Institute Kwiaht
Site for community ag-related events + agritourism	Host farm tours, harvest celebrations, etc.	CD
Proximity to Town of Friday Harbor	Create access via paths within walking/biking distance from town and affordable housing	Land Bank Trails Committee
Potential for replication of project on private or public land as appropriate/available	Identify additional sites and promote replication of this model on San Juan Island	Grange Ag Guild

3. EXPERIENCE AND QUALIFICATIONS

Project Steering Committee. Steering Committee members are listed below with summaries of their experience, education, and project focus. See Appendix H for Steering Committee bios and statements of commitment.

COMMITTEE MEMBER	PROFESSIONAL EXPERIENCE	FARMING EXPERIENCE
Court Bell	Teacher and school administrator	Grain production, 7 yrs
Roger Ellison	Professional landscape designer, gardener, and nurseryman Grange president	Nursery production, 15 yrs Grange president, 5 yrs

Candace Jagel	WSU Ext. Ag. Program Coordinator, 10 years ARC member, 7 years Ag Guild founding and current board member, 10+ years Island Grown Farmers Cooperative member, 7 years	Goat farming, 20 years
Elaine Kendall	Ag Guild founding board member	Diversified farming, 25 years
Bruce Robinson	Educator	Gardening for home food production, 42 yrs
Bill Severson	Project manager	Gardening for home food production, 8 yrs Member Trails Committee
Loren Soland	Landscape designer/installer Irrigation specialist	Design and installation of swales, berms, pocket ponds, 28 yrs

Advisory Committee. The project will benefit from an advisory committee of volunteers with relevant areas of expertise. See Appendix H for Advisory Committee bios and statements of commitment.

ADVISORY COMMITTEE MEMBER	AREA OF PROJECT EXPERTISE	BACKGROUND
Bruce Gregory	Soil fertility, managed livestock grazing	Former SJICD farm planner Island farmer since 1988 (36 years)
Greg Meyer	Permaculture and regenerative ag design and implementation	Island farmer Landscape
Kelly Robotham	Regenerative ag design and implementation	Former permaculture instructor
Amanda Zee	Permaculture and regenerative ag design Farming New farmer referrals and support	Farmer Current Ag Guild Farmers-to-Farmland Program Coordinator
Sherri Phelps	Water quality manager	Water system expert
Lisa Lawrence	Liaison with tribal entities	Local real estate and farming

Project Partner. As mentioned above, an important partner in this project could be the Ag Guild through fiscal sponsorship and help with planning, fundraising, grant writing, and project management. The Ag Guild has previously led several USDA-funded projects to increase access by new farmers to land and resources in San Juan County. The Ag Guild's current USDA-funded project includes development of a model for shared land access. The project proposed here could serve as a pilot project for that model and would thus be eligible for USDA funding.

The Steering Committee is in dialog with the Ag Guild about creating a fiscal sponsorship relationship if/when this proposal is accepted by the Land Bank.

d. The project's communication style and approach to communicating, collaborating, and resolving conflict will be defined and modeled by the Steering Committee. We currently practice openness, transparency, honesty, and mutual respect among Steering Committee members, which is the accepted norm of the Grange. Decision making is consensus based, as far as possible. We do vote, if needed. We note that the Grange has been successfully practicing this approach to communicating and decision making for decades.

An example of a statement of principles developed for a shared land access project may be found in Appendix D. The Steering Committee will create its own statement of principles to govern the project.

4. MANAGEMENT STRUCTURE, BUDGET, AND BUSINESS PLAN

a. Management structure

Project collaborators, project Steering Committee members, and project Advisory Committee members are named above.

The Steering Committee will continue to meet weekly and communicate between meetings via email until operations are moving forward with a project manager in place and managers for each operation. The Steering Committee will then meet monthly or more often, as needed.

Advisory Committee members will be (and already have been) called upon as needed.

The project will be managed by the Project Manager who will be overseen by the Steering Committee. Each operation, such as P-patches, the Community Participatory Agriculture project, and livestock grazing, will have its own manager. Infrastructure development, water monitoring, and soil health will also each have a manager. All operation managers will be overseen and their work coordinated by the Project Manager.

Sublease agreements for those using the land will be carefully crafted to adhere to land and livestock management standards, in consultation with and subject to final approval by the Land Bank.

We would welcome Land Bank representation and/or participation in meetings.

b. Project budget and business plan

A project budget for Year 1 is given in Appendix F. Subsequent budgets will be created annually. The Grange guarantees payment of the lease fee for the period of the lease (see Appendix G).

We understand the 2024 lease fee will be prorated depending on the start date of the lease. Each year, we will create an annual budget for infrastructure development and farming activities.

Business plan. We believe this proposal document contains all elements of a standard business plan (executive summary, organization description, needs analysis, proposed program activities, operational plan by year, marketing plan, impacts or benefits, financial plan, and budget).

c. Affirmation that Grange will be able to meet lease rate

A letter affirming the Grange commitment to meet the lease fee for five years may be found in Appendix G.

We consider the lease fee proposed by the Land Bank to be entirely reasonable and affordable. We wonder, however, if there is room to discuss a future lease fee determined by 1) a base fee for the use of the land (\$30/acre) with 2) an additional amount to be determined by the amount of water used. Thus, each year's fee would change, with the amount of irrigated acreage and water use to be determined annually. This might require a year of studying the situation on the ground, including water use (metered) per irrigated acre and water availability (as measured by the static level of the well).

d. Revenue sources for operation beyond farm product sales

REVENUE SOURCE	HOW OBTAINED
Grange	\$21,000 allocated in 2024, with agreement to pay lease for 4 additional years minimum (see Appendix G)
Grants	See list of potential grant sources below
Events	Fees from events such as workshops and permaculture courses
Agritourism	Fees from events such as farm tours and harvest fairs
Subleases	Sublessee participation fees
Fundraising	<ul style="list-style-type: none"> • % of sales of farm products at Grange booth at SJI Farmers Market • Private donations designated to project (\$3,500 to date) • Fundraising campaigns

Potential sources of future grant funding include USDA Beginning Farmer and Rancher Development Program (in collaboration with the Ag Guild), the Ag Guild FARM Fund, Washington State Department of Agriculture Infrastructure Grant, San Juan Island Community Foundation (which has been a source of funding for past Grange and Ag Guild projects), and CD and NRCS cost-share programs.

e. Avenues for sales/distribution of farm products

Farm products produced through a cooperative garden (Community Participatory Agriculture) would be distributed among members for their own consumption, per that model.

Sales and choice of sales avenues for products from market garden enterprises would be the responsibility of the market gardeners.

Sales of farm products could initially be through the existing Grange booth at the San Juan Island Farmers Market, which has been a cornerstone market vendor since 2017. The cooperative

Grange booth generated approximately \$20,000 from sales of farm and garden products in 2023. There are market days when the Grange booth is the only source of farm products at the market.

If/when an additional sales outlet is needed, the Grange or individual growers will consider joining the Food Hub.

Sales of livestock will be managed by the livestock owners. We anticipate that for 4-H members, for example, sales would be private or through the annual 4-H Auction at the San Juan County Fair, with processing being either custom or USDA-inspected through the Island Grown Farmers Cooperative. USDA-inspected meats could be sold through any market channel.

f. Length of term required/desired and reason:

The Grange requests a lease term of five years minimum, with extensions subject to performance reviews by the Land Bank.

The reasons for requesting an initial five-year lease are the need

- for time to develop perennial crops, such as fruits, berries, and nuts
- for time to develop the infrastructure proposed above
- for time to achieve full community engagement
- for time to improve the soil and increase production and benefit from improvements
- to control of the land for a five-year minimum in order to qualify for CD and NRCS cost-share projects

In the event that the REET does not pass in 2026, we ask to negotiate with the Land Bank to continue managing the farm under whatever management entity takes responsibility. If the property is to be sold, we ask for the right of first refusal.

ATTACHMENTS:

Appendix A—Pocket History of the Grange

Appendix B—Conceptual Maps with Infrastructure and Farming Activities

Appendix C—Best Management Practices

Appendix D—Example of Project Principles

Appendix E—Example of Standards for Farming Practices

Appendix F—Project Budget, Year 1

Appendix G—Letter of Commitment from Grange

Appendix H—Bios and Statements of Commitment

Appendix I—Letters of Reference

Appendix J—Definition of Regenerative Agriculture

APPENDIX A

POCKET HISTORY OF THE GRANGE

The National Grange was founded in 1867 and is the oldest agricultural and rural public interest organization in the U.S. The Grange has been a driving force behind some of the most progressive legislation in the country. Women were given voice and full vote within the Grange upon its founding, long before women were able to vote in state or federal elections. After the Civil War, the Grange worked with African-American farmers to help them organize. The Grange has had a voice in Congress, helping to pass such bills as the Sherman Anti-Trust Act (1890), Pure Food and Drug Act (1906), and Universal Suffrage (1919).

In addition to helping support these laws, Grangers have been a driving force behind improving transportation, waterways, deaf and hard of hearing programs, volunteer fire departments, relief funds worldwide, community service programs, all in addition to helping improve the condition for farms through improving bargaining positions and strengthening property rights.

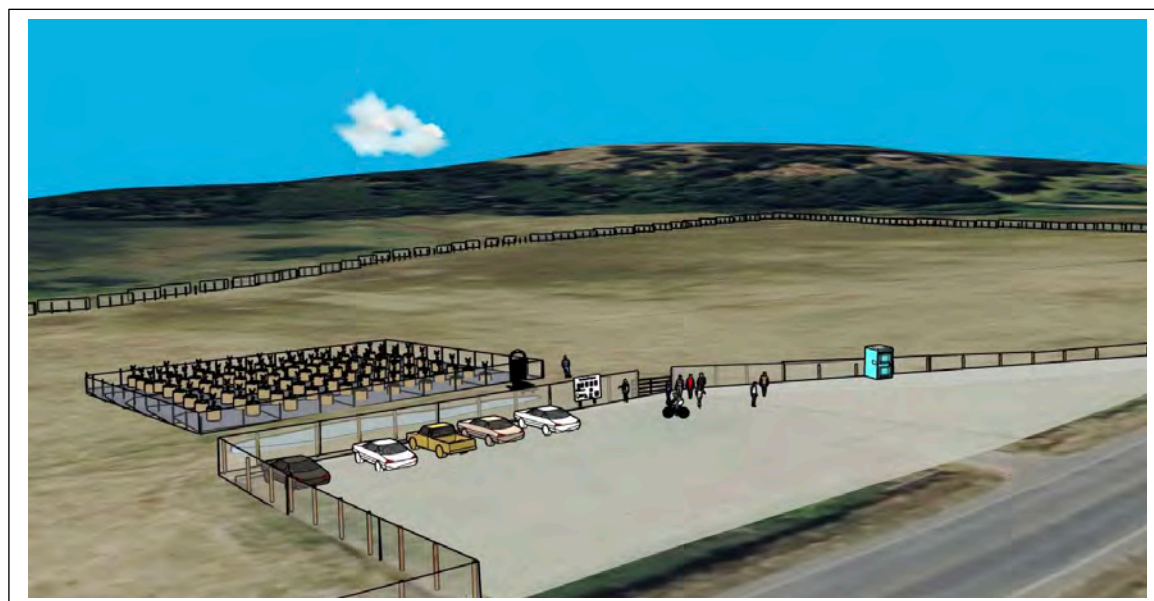
The Washington State Grange was founded in 1889, joining in populist campaigns against entrenched political parties and business monopolies; fighting for improvements in the education of rural children; working closely with organized labor, the Progressive Movement, and other allies to win woman suffrage, to create a system of primary elections in Washington, to regulate the rapacious pricing practices of the railroads, and to give the voting public the rights of initiative, referendum, and recall. In later years, the Grange campaigned for tax reform, led the battle for the creation of public utility districts in rural areas, and strongly supported the federal Bonneville Power Administration and the Columbia Basin Project, which brought electricity and irrigation to many rural areas of the state.

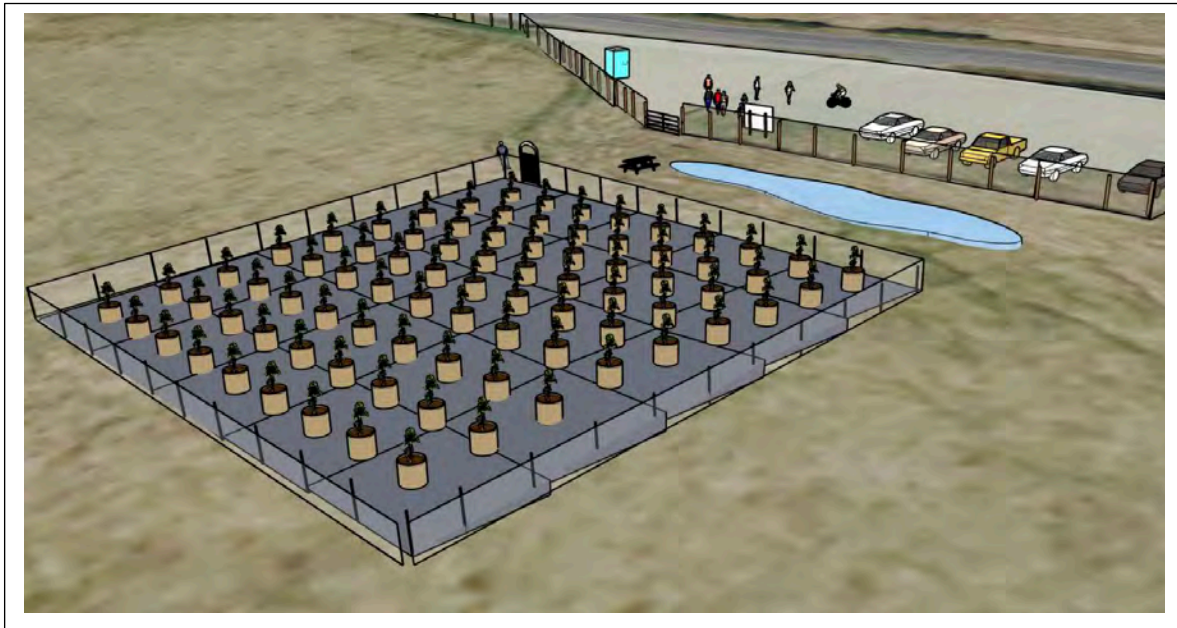
Grangers on a local level have assisted their communities in numerous ways, from creating urban farming initiatives to building bridges. The Grange is a multi-denominational organization that focuses on a commitment to the land and to each other. <https://www.nationalgrange.org/7255-2/>

San Juan Island Grange #966 was chartered in 1931. In 1937, local members bought property on Spring Street and built a cooperative farm store with volunteer labor and materials. It offered freezer space, truck scales, and a gasoline pump. San Juan Island Grange Hall was purchased from the Women's Study Club in 1975 and has since been a favorite space for community meetings and celebrations.

The San Juan Island Grange is structured as a 501(c)(8), a non-profit lodge, and functions as a Democratic, membership-based organization. Its 250 members hold ultimate authority, making decisions at monthly meetings. Committees are granted limited authority and funds to carry out projects through an annual budget process. An Executive Committee handles emergencies and contracts, but their decisions must be ratified by the membership.

APPENDIX B

CONCEPTUAL MAPS OF SCENARIOS FOR INFRASTRUCTURE AND FARMING ACTIVITIESYEAR 1



Vision of the future at Beaverton Marsh Preserve? This photo illustrates the use of keyline planting. See also the photo in Appendix C, below.

APPENDIX C

BEST MANAGEMENT PRACTICES

NRCS CLIMATE-SMART

In preparing this proposal, we have referred to NRCS Climate-Smart BMPs. A fact sheet may be found at:

<https://www.nrcs.usda.gov/sites/default/files/2023-10/NRCS-CSAF-Mitigation-Activities-List.pdf>

OCCULTATION AND BIOSOLARIZATION

In opening land for cultivation, we will use low-impact methods such as occultation and biosolarization. A fact sheet on occultation may be found at:

<https://smallfarms.cornell.edu/projects/reduced-tillage/tarping/>

A fact sheet on soil biosolarization may be found at:

<https://attra.ncat.org/publication/soil-solarization-and-biosolarization/>

CARBON PLANNING

Information on carbon planning, a new initiative of the CD, will be available soon.

REGENERATIVE AG

For the purpose of developing this proposal and project, we have used the article in Appendix J as our working definition of “regenerative ag.”

SOIL SAMPLING

Soil samples would be taken using the method described here: <https://soiltestlab.com/soil-health/> For consistency, we will aim to send soil tests to the same lab each year.

DESIGN USING CONTOURS AND KEYLINES

Example of planting using a keyline design



APPENDIX D

EXAMPLE OF PROJECT PRINCIPLES

The principles below were drafted by the Ag Guild Farmers-to-Farmland Shared Land Access Team in 2022, as part of a USDA Beginning Farmer and Rancher Development Program grant project.

Project Principles for Shared Land Access

Stewardship *We protect and cultivate the health of our food systems and the planet. We foster holistic land management and innovative stewardship practices such as permaculture, soil building, and carbon sequestration.*

Transparency *To promote successful relationships among farmers, land owners, other stakeholders, and the community, we provide a clear vision and parameters for achieving our goals and we practice open, professional, inclusive, and transparent communications.*

Accessibility/Equity for farmers *We boost farmer success through a model that promotes long-term access to farmland, living wages for farmers, and the ability for the farmer to build equity over time.*

Resilience *We identify and implement strategies that help farmers adapt to changes in climate, economics, working conditions, and societal needs, as they evolve.*

Justice *We stand against racism and oppression of any kind. We believe there is no food justice without racial and economic justice, and we commit to advocating for equitable and just access to farmland in San Juan County.*

Agricultural Ethic *We foster a community culture that recognizes the social value of a thriving local food system; the importance of conserving farmland; the compatibility of resource protection and agriculture; the role of agriculture to community resiliency; and the need for farmers to have affordable, long-term access to farmland.*

APPENDIX E

EXAMPLE OF STANDARDS FOR FARMING PRACTICES

The following example of farming standards are excerpts from standards created for the *Island Grown in the San Juans* program. They are an example of standards that could be adapted for use by Overmarsh Farm Commons. Standards for farming practices would be agreed to as part of a master lease and sublease agreements. Ensuring compliance would be the responsibility of the project manager, backed by the Steering Committee.

ISLAND GROWN IN THE SAN JUANS MEMBERSHIP STANDARDS

Goal

Island Grown in the San Juans is a branding program that celebrates the quality, bounty, and benefits of food grown, raised, or gathered in San Juan County, Washington. The Island Grown program benefits the farms and farmers that grow local products and the businesses that use them by increasing production and consumption of local products. The program also educates consumers in the benefits of a sustainable local food system and encourages them to support farms and businesses that use local products.

Definitions

For the purpose of the *Island Grown in the San Juans* program, "local" is defined as:

- All produce grown in San Juan County
- Livestock and products derived from animals that have spent at least 50% of their lives in San Juan County
- Value-added products for which at least 95% of the defining ingredient (the ingredient that establishes the essential character of the product) was grown or produced in San Juan County

Producer Member Standards and Membership Requirements

Island Grown producer membership is approved annually. Membership renewal is subject to review and re-approval. Third-party inspections or surveys may be conducted to ensure compliance with Island Grown standards. *Island Grown in the San Juans* producer members adhere to the above definition of "local" products and pledge to uphold the following standards.

Standards Areas	Standards
Genetically Modified Organisms	Crops and livestock products displaying the <i>Island Grown in the San Juans</i> logo will be GMO-free in compliance with the San Juan County GMO-Free ordinance (Initiative Measure 2012-4). Livestock and/or meat products sold under the <i>Island Grown in the San Juans</i> label must be produced using non-GMO feed.

Humane Treatment of Animals	Animals must be provided with adequate food, water, and healthy living conditions. Livestock must be handled with care to minimize stress and fear. Producers will work to comply with checklists and standards used by recognized animal welfare organizations.
Use of hormones or antibiotics	The use of hormones and non-therapeutic antibiotics are prohibited. If animals are ill, they may be administered therapeutic medicines until they recover. Products branded with the <i>Island Grown in the San Juans</i> logo may not contain any meat or animal product that is from animals currently under treatment or that have not completely satisfied the specified withdrawal period following a treatment regimen. Products from animals that are ill and/or using antibiotics at the time of slaughter shall not display the <i>Island Grown in the San Juans</i> logo.
Use of Pesticides and Herbicides	Organic production methods are encouraged but not required of Island Grown members. Producers may apply only pesticides and herbicides that are allowed under the National Organic Program (http://www.omri.org/omri-lists) and included on the Organic Materials Research Institute (OMRI) list. Use of integrated pest management (IPM) techniques is also encouraged.
Water Resources	Members will protect water resources by using scale-appropriate tillage techniques, maintaining appropriate buffer zones, properly managing animal wastes, and using efficient irrigation practices.
Soil Resources	Members will plant cover crops and use crop rotations, employ BMPs for grazing, and use conservation tillage techniques to protect and enrich their soils.
Wildlife Habitat	Members will protect and enhance natural habitats for wildlife by providing appropriate vegetation, managing mowing and grazing practices, and restoring native habitat as appropriate.
Legal Requirements	Members must comply with all local, state, and federal laws and regulations that may apply to them. This includes the San Juan County GMO-Free Ordinance and the San Juan County Critical Areas Ordinance, as well as all legal requirements promulgated by the Washington State Department of Agriculture, the San Juan County Health and Community Services Department, and the United States Department of Agriculture. Licenses must be displayed as required.
Food Safety	Members are encouraged to develop a Hazard Analysis & Critical Control Points (HACCP) plan and to follow applicable Good Manufacturing Practices (GMPs) and Good Agricultural Practices (GAPs) in order to protect the integrity of the <i>Island Grown in the San Juans</i> brand.
Packaging	Members agree to package and display products in a manner that is clean and attractive.
Insurance	Members agree to hold harmless the <i>Island Grown in the San Juans</i> program from all liability.

APPENDIX F

BUDGET FOR YEAR 1

Overmarsh Farm Commons Budget—Year 1

MAJOR	ITEM	COST	HOURS
Year 1			
Project manager		\$10,000.00	36
Lease fee 2024		\$3,100.00	
Insurance		\$1,000.00	
Infrastructure			20
	Fencing	\$500.00	
	Fence Posts	\$700.00	
	Stocktanks	\$800.00	
	Occultation tarps	\$500.00	
	Tarp Staples	\$75.00	
	(2) 100' hoses	\$200.00	
	Roemay or straw	\$100.00	
	Insect barrier	\$50.00	
Subtotal		\$2,925.00	672
Potato project			
	50# Polatos	\$250.00	
	(43) 5 gal Grow bags	\$200.00	
	Soil	\$200.00	
Subtotal		\$650.00	40
Garlic project			
	6# Hardneck	\$180.00	40
	4# Softneck	\$120.00	
	Bonemeal	\$50.00	
Subtotal		\$350.00	
Total Cost		\$18,025.00	
20% contingency		\$3,605.00	
Total Cost		\$21,630.00	
Total hours			768

APPENDIX G

LETTER FROM SAN JUAN ISLAND GRANGE PRESIDENT AND TREASURER

February 22, 2024

Lincoln Bormann, Director
San Juan County Conservation Land Bank

Dear Lincoln;

San Juan Island Grange #966 is financially capable of meeting the financial obligations contained in the attached proposal. The 2024 budget passed by our members allocates sufficient funds to meet the lease fee plus the cost of infrastructure improvements that we foresee for the first year.

With the signing of a lease, I will ask our Executive Committee to earmark the funds required to pay the fee for the lease period.

We can provide you with financial statements as requested to substantiate our claims. You may contact us at sanjuangranger@gmail.com with any request.

Fraternally,

Roger Ellison
2024 President

Boyd C. Pratt
2024 Treasurer

APPENDIX H

TEAM BIOS AND STATEMENTS OF COMMITMENT

STEERING COMMITTEE

Court Bell

I envision the Beaverton March Project as a vibrant, green educational demonstration farm/laboratory bringing our community together around increasing production of quality food grown responsibly.

I grew up on 10 acres with 125 peach trees and 125 apple trees. We also planted 40 acres of Christmas trees. A lifelong gardener, my wife and I moved to San Juan Island in 1991, when I accepted the position of principal of Friday Harbor Elementary. My 37-year career as a teacher and school administrator was capped by 14 years as principal on San Juan Island.

Community Service: 8 years as village clerk-treasurer in upstate New York, 3 years on Washington State Principals Association Board; 29 years secretary-treasurer HOA, 6 years on the board of the San Juan Community Theatre.

In 2016, my wife, Ann, and I purchased the 30 acres in San Juan Valley that became Goose Hollow Farm. I joined the Grange that year and was a founding member of the Growers' Circle. I made the very first deliveries of pallets of chicken and animal feed for the Grange feed-buying cooperative, which continues to this day.

Goose Hollow Farm began hay production in 2017, and now we bale 20 tons of 40-pound hay bales annually and grow several tons of feed barley—all sold on island. We are experimenting with ancient and heirloom grains, including spelt, hullless oats, and specialty wheats. We also sell French heirloom pumpkins at the San Juan Island Farmers Market. We have an Individual Stewardship Plan, developed with the Conservation District, and we were one of only three county farms to use the CD's no-till drill in 2023.

Roger Ellison

I have been developing Thornbush Farm on San Juan Island since 1989 as a domestic ecosystem that produces food, fuel and fiber in ways that complement natural systems. My interest in environmental design goes back to my work as an instructor teaching Ernest Callenbach's novel Ecotopia in the mid 70's. In the mid 90's I trained in Environmental Horticulture at South Seattle Community College, and subsequently hung out my shingle as Thornbush Landscape and Design in Seattle, which I moved to the island in 2000. After almost 25 years landscaping, I retired to farming and set up a nursery operation at Thornbush Farm to produce food forest plants: Fruit and nut trees, berry bushes, and soil-building plants.

I am the president of San Juan Island Grange, and in that role I served on the steering committee to establish the San Juan Islands Food Hub. I currently manage the Grange's presence at the San Juan Farmers Market.

I believe that the Overmarsh Farm Commons will prove to be a crucial step in returning more of our island land and more of our island people to growing local food.

Candace Jagel

I was drawn to this project after nearly two decades of thinking that we need to do everything to promote commercial small-scale farming. I have worked in the field of small-scale ag (10 years as WSU Extension Ag Program Coordinator; 7 years on the ARC; about 12 years on the board of the Ag Guild; 20 years as a goat farmer; and previously doing the same kind of work on another island) with the expectation that the system would eventually come around. Now I'm not so sure. It is so difficult to make money farming at island scale. A farmer here simply cannot charge enough.

Also, over time I have seen the reduction of the number of farms in San Juan County; the retirement of farmers who were cornerstone vendors at farmers markets; and the increase in the cost of farm inputs, including on my own farm (with a 30% increase in the cost of feed this last year, for example).

This has led me to think that we need a variety of ways to produce food to feed our community: P-patches, collaborative gardens, AND commercial market gardens and livestock production. We should be developing all ways that our community can produce food.

The Overmarsh Farm Commons project embodies this approach and would be a jewel in the crown of public farmland in San Juan County. This is why I am on the Steering Committee.

Elaine Kendall

I see the Overmarsh Farm Commons project as a way to regenerate and use the land to provide food for our community. It will do this by developing an integrated farming system and making land available for community members to produce food crops together in a shared space.

I was an Ag Guild founding member and served as board chair for 4 years. Our farm participated in the San Juan Island Farmers Market for 20 years, and I served as farmers market association president for 3 years. With my family, I have been farming a diversified operation (livestock, poultry, crops) for 25 years.

Bruce Robinson

I have been a Grange member for seven years and chairperson of the Grange Agricultural Support Committee for four years.

I am interested in this project because I have observed the amount of food produced on San Juan Island diminish over the years. There are many people who have the desire to grow food but lack access to prime agricultural land and/or water.

I have been a gardener for 42 years, presently producing about 50% of the food consumed by our household. In the last three years, I have had the good fortune of working with Court Bell at Goose Hollow Farm where I have been able to grow a large variety of vegetables using regenerative agricultural principles.

I am excited to see more food grown by islanders using a variety of farming models: commercial market gardens, cooperative grazing and orcharding, community participatory plots, and pea-patch gardens—all adding to the quality of the soil and water.



Bill Severson

I am a long-time visitor and resident of San Juan Island dating back to a 1965 visit with the family. After graduating from the University of Washington, I traveled extensively; however, I never found a place as magical as the San Juan Islands. I returned with my wife, Laura Jo, to settle down here, sail the boat, and raise a garden.

I recently retired as an Electrical Engineer and Manager with the General Electric Company. I spent my 47-year career working in the field with industrial and utility customers. I finished my career as a project manager for the distributed power, hydro, wind, and finally solar businesses.

The world is in the midst of the worst human-caused environmental crisis ever, yet we live—more than seven billion of us—using ever more resources and with a rising average standard of living. As we degrade the planet and alter the climate, as the human population continues to climb, we consume more, pollute more, and waste more—and nothing seems to be stopping us. I believe:

1. Youth are the best chance for a grass-roots movement on climate change.
2. We must start now—we only have 10 years to begin to decarbonize the climate.
3. You can take advantage of my unique experience and skills to support farmers in our county to secure food for our future.

Let's work together to secure our future, grow food, and create good paying agriculture jobs in a clean sustainable fashion!

Loren Soland

I have been owner of Paradise Design, a landscape design and installation company, for 36 years. I specialize in low-maintenance installations using drip irrigation and organic fertilizers.

I have been concerned about how we are treating our planet since my high school debate team took up the issue of the Exxon Valdez in the early seventies. With my involvement in landscaping, I have always looked for ways to use practices that can enhance the effects of our actions on the only livable planet that we are aware of.

This project meets those needs and provides a chance to educate and enable our community in how we can be self-sufficient in a sustainable way. My passion is with perennial crops such as

fruit trees and shrubs, as I see these as anchors to give people a sense of security, ownership, and pride.

I look forward to creating a model of a cooperative system that can be adapted to other areas throughout our county.

ADVISORY COMMITTEE BIOS AND STATEMENTS OF COMMITMENT

Bruce Gregory

Bruce operates a small diverse farm with his wife on San Juan Island in Washington State, raising lamb, Asian pears, apples, kiwifruit, small round-bale haylage, and various other crops.

A graduate of Boise State University and Western Washington University, Bruce was a farm and forest resource planner for the San Juan Islands Conservation District for 17 years. He has also served on the board of the Island Grown Farmer's Cooperative, which created, built, and now operates the first USDA-inspected Mobile Slaughter Unit in the U.S. Bruce has also served on other boards, such as those of the San Juan County Noxious Weed Control Board, the San Juan County Economic Development Council, and the Northwest Agriculture Business Center.

Bruce is a graduate of the statewide WSU Center for Holistic Management--Kellogg Foundation four-year program in Holistic Management, consensus building, and micro-enterprise development. Bruce has also volunteered abroad for the NGOs ACDI/VOCA and Winrock International, serving the Farmer-to-Farmer Program in Kyrgyzstan in 2004 and 2006, and then in Tajikistan in 2015, 2016, and 2019, working with fruit growers in remote small villages, teaching orchard maintenance, development, and propagation.

Lisa Lawrence

Lisa is a multi-generational islander. She and her husband Jim own Thirsty Goose Farm and raised their family here, fishing and farming. She was also a real estate broker for 25 years. Lisa's family is indigenous, from Swinomish and Mitchell Bay. She currently serves on the Madrona Institute and Coast Salish Youth Coalition board, an inter-tribal youth group that promotes education and experiences for tribal youth in the Salish Sea. She is also a former Land Bank commissioner.

Sherri Phelps

As a kid I worked on a vegetable farm, eventually moving the irrigation lines as well as reluctantly spending lots of time in the family garden. Unbeknownst to me, both these experiences would become of interest later in life.

I have been managing public drinking water systems for years now, starting by reading water meters in 1995. Soon after, I became state certified to manage, operate, and maintain well water systems and eventually desalinization treatment plants. I now contract to manage many water systems on San Juan Island.

I consider myself a hobby farmer, having a sizable garden and raising chickens for eggs to sell at the Grange booth at the Farmers Market. I also manage the Grange cooperative feed-buying initiative.

Creating a place where folks can grow their own food and food for animals is good for individuals as well as the island. What a way to build health and community! I want to support this in any way I'm able.

Kelly Robotham

I commit to working as a volunteer consultant for this project, helping with farm design and layout. I also believe that a permaculture design certificate course could be built around the project, with course participants contributing to the design and layout of the farm. If there is interest in this, I would organize and lead-teach the course. My bio is as follows:

Kelly (Simmons) Robotham spent eighteen years working in the field of permaculture design, education and skill building. She holds a bachelor's degree in Environmental Studies and a master's degree in Education, as well as a National Diploma in Permaculture Education and Community Service with Permaculture Institute USA. Kelly founded the non-profit Boulder Sustainability Education Center in Boulder, Colorado in 2006 and has taught permaculture design trainings and courses for a wide variety of organizations across Colorado, New Mexico, Nebraska and overseas as well as academically in higher education at Naropa University, Colorado Mountain College, Swarthmore College, and the University of Colorado, Boulder. She has also provided professional permaculture design consultancy services to private clients in Colorado and New Mexico and is a published author in online and print journals including *Permaculture Design* magazine and *Elephant Journal*. Kelly received several awards for her professional work in the fields of sustainability and permaculture design over the course of her career. She retired from her Colorado urban permaculture demonstration site, Sunflower House, and permaculture design teaching and consultancy business to a small cabin on San Juan Island, WA in 2022 with her husband and Welsh Corgi. She currently serves on the Board of Directors of the Association for Regenerative Culture and is a member of the San Juan Island Grange.

APPENDIX I

LETTERS OF REFERENCE AND SUPPORT**LETTER OF REFERENCE FROM SAN JUAN ISLAND SEA SALT**

----- Forwarded message -----

From: **Tyler Ryan** <ty@sanjuanislandseasalt.com>

Date: Sat, Feb 17, 2024, 11:28 PM

Subject: Re: a business reference letter?

To: San Juan Grange <sanjuangrange@gmail.com>, Brady Ryan
<brady@sanjuanislandseasalt.com>

San Juan Island Sea Salt had the pleasure of renting the Grange kitchen on a near weekly basis from 2021 through 2023. The use of their space allowed us to produce our salted honey caramels in a commercial kitchen and to meet WSDA processed-food guidelines. The Grange and its members provided a professional home for our candy making and gave us the opportunity to grow this side of the business. With the help of their facilities we were able to produce half a million candies in 2023. The Grange is an invaluable community resource and we are excited to see their contributions grow with the lease of this land.

Sincerely,
Tyler Ryan
Director of Products
San Juan Island Sea Salt

Tyler Ryan
Director of Products
www.sanjuanislandseasalt.com

LETTER OF REFERENCE FROM SAN JUAN ISLAND FARMERS MARKET

----- Forwarded message -----

From: **Jeffrey Johnson** <jeffjohnsonoly@gmail.com>

Date: Thu, Feb 15, 2024 at 12:01 PM

Subject: Reference

To: sanjuangrange@gmail.com <sanjuangrange@gmail.com>

Dear San Juan Island Grange #966,

On behalf of the San Juan Island Farmers Market, I want to thank you for being such good and reliable market members. You are there every market day, bringing new growers and products to our community. You have hatched businesses that are now market members

themselves. And you are helping teach people the value of local agriculture and how to grow nutritious food for themselves.

We are watching with great interest your Beaverton Valley Farm project and wishing you great success. Any way the farmers market can help with this project or others, we stand ready.

This Memorial Day Weekend, the Farmers Market, working with the Department of Health and the Nourish to Flourish Coalition, will be kicking off the 2024 Fresh Bucks program which will allow low income residents to purchase fresh produce, meat, fish, eggs and dairy products with farmers market tokens. We are excited about this program, both for our farmers but also for addressing food insecurity on the Island.

We look forward to working together with the Grange this year.

Best,

Jeff Johnson
President, San Juan Island Farmers Market
Barnswallow Farm

APPENDIX J

WORKING DEFINITION OF REGENERATIVE AGRICULTURE**What is Regenerative Agriculture?**

February 16, 2017

“Regenerative Agriculture” describes farming and grazing practices that, among other benefits, reverse climate change by rebuilding soil organic matter and restoring degraded soil biodiversity – resulting in both carbon drawdown and improving the water cycle.

Specifically, **Regenerative Agriculture is a holistic land management practice that leverages the power of photosynthesis in plants to close the carbon cycle, and build soil health, crop resilience and nutrient density.** Regenerative agriculture improves soil health, primarily through the practices that increase soil organic matter. This not only aids in increasing soil biota diversity and health, but increases biodiversity both above and below the soil surface, while increasing both water holding capacity and sequestering carbon at greater depths, thus drawing down climate-damaging levels of atmospheric CO₂, and improving soil structure to reverse civilization-threatening human-caused soil loss. Research continues to reveal the damaging effects to soil from tillage, applications of agricultural chemicals and salt based fertilizers, and carbon mining. Regenerative Agriculture reverses this paradigm to build for the future.

Regenerative Agricultural Practices are:

Practices that (i) contribute to generating/building soils and soil fertility and health; (ii) increase water percolation, water retention, and clean and safe water runoff; (iii) increase biodiversity and ecosystem health and resiliency; and (iv) invert the carbon emissions of our current agriculture to one of remarkably significant carbon sequestration thereby cleansing the atmosphere of legacy levels of CO₂.

Practices include:

1. No-till/minimum tillage. Tillage breaks up (pulverizes) soil aggregation and fungal communities while adding excess O₂ to the soil for increased respiration and CO₂ emission. It can be one of the most degrading agricultural practices, greatly increasing soil erosion and carbon loss. A secondary effect is soil capping and slaking that can plug soil spaces for percolation creating much more water runoff and soil loss. Conversely, no-till/minimum tillage, in conjunction with other regenerative practices, enhances soil aggregation, water infiltration and retention, and carbon sequestration. However, some soils benefit from interim ripping to break apart hardpans, which can increase root zones and yields and have the capacity to increase soil health and carbon sequestration. Certain low level chiseling may have similar positive effects.

2. Soil fertility is increased in regenerative systems biologically through application of cover crops, crop rotations, compost, and animal manures,

which restore the plant/soil microbiome to promote liberation, transfer, and cycling of essential soil nutrients. Artificial and synthetic fertilizers have created imbalances in the structure and function of microbial communities in soils, bypassing the natural biological acquisition of nutrients for the plants, creating a dependent agroecosystem and weaker, less resilient plants. Research has observed that application of synthetic and artificial fertilizers contribute to climate change through (i) the energy costs of production and transportation of the fertilizers, (ii) chemical breakdown and migration into water resources and the atmosphere; (iii) the distortion of soil microbial communities including the diminution of soil methanotrophs, and (iv) the accelerated decomposition of soil organic matter.

3. Building biological ecosystem diversity begins with inoculation of soils with composts or compost extracts to restore soil microbial community population, structure and functionality restoring soil system energy (C- compounds as exudates) through full-time planting of multiple crop inter- crop plantings, multispecies cover crops, and borders planted for bee habitat and other beneficial insects. This can include the highly successful push-pull systems. It is critical to change synthetic nutrient dependent monocultures, low-biodiversity and soil degrading practices.
4. Well-managed grazing practices stimulate improved plant growth, increased soil carbon deposits, and overall pasture and grazing land productivity while greatly increasing soil fertility, insect and plant biodiversity, and soil carbon sequestration. These practices not only improve ecological health, but also the health of the animal and human consumer through improved micro-nutrients availability and better dietary omega balances. Feed lots and confined animal feeding systems contribute dramatically to (i) unhealthy monoculture production systems, (ii) low nutrient density forage (iii) increased water pollution, (iv) antibiotic usage and resistance, and (v) CO₂ and methane emissions, all of which together yield broken and ecosystem-degrading food-production systems.

Co-Authors:

Regenerative Agriculture Initiative, California State University, Chico

<http://www.csuchico.edu/sustainablefuture/aginitiative/>

The Carbon Underground

<https://thecarbonunderground.org/>

This definition will continue to evolve as research and practice inform what builds the health of soils, sequesters carbon, and grows more topsoil for future generations.



SJC Conservation Land Bank Agricultural Lease Request for Proposal 9 ATTACHMENT A –
FRAZER HOMESTEAD PRESERVE AGRICULTURAL LEASE PROPOSAL TEMPLATE

Applicant Name(s)

Elizabeth (Biz) Daniels

Farm or Organization Name:

Not yet named

Mailing Address:

P.O. Box 3134 Friday Harbor WA 98250

Phone:

360 840 0113

E-mail:

biz.daniels1@gmail.com

First Professional Reference:

Lori Ann David (mentor) 805-452-1397 farm@aurorafarms.org

Second Personal Reference:

Court Bell cannoncreek@yahoo.com (360) 317-5096

1. Vision and Goals

a. n/-0km

Describe in detail your vision and goals for the Frazer Homestead Preserve Farm Lease.

What will the farm operation produce, when and how will you begin, and a brief overview of 1, 3, 5+ year plan and goals.

My Vision for the Frazer Homestead would be to raise and grow beef and dairy cattle starting with grazing the currently fenced area and adding cross fencing for better rotational grazing and growing higher quality grass for haying. Cross Fencing based off of dry and wet areas to keep the land at it peak performance and health.

The 1st year would prioritize cross fencing and haying the local grass. Year 3 to see all cross fencing completed and soil quality to have improved for better growth. Year 5+ (if possible) growing a timothy or alfalfa to provide the islands with a better quality local hay for their animals. Maintain fencing, weed control and removal each and every year.

Include livestock species and #'s, crop types and acreages.

Cattle raising for both beef and dairy on a small scale 25 head and under to add to the island food production in a range of areas. I would ideally aim for haying 30 acres per year; grass type to be determined based on peak performance for the area.

b. What infrastructure additions or modifications would your operation require and who do you propose be responsible for such capital expenses?

Cross Fencing based on dry/wet areas for rotational grazing. Land bank taking on the expense of any materials for the fencing and myself taking on the labor of installing cross fencing and maintaining the current perimeter fence.

c. Describe your operations water requirements for livestock, irrigation, and/or processing. and what practices will be employed to conserve water.

Water taken from the current pond on the property with the current system already on site for pumping from the pond.

d. Describe how your operation will maintain, and/or enhance soil health.

Work with the landbank to get soil testing to make soil improvements based off test results as well as cross fencing to allow for best possible re-growth.

How do you foresee the Land Bank contributing financially to these efforts?

Helping cover costs of cross fencing materials that will be permanent on the frazer homestead preserve.

e. Describe how your operation will be compatible with, maintain, and/or enhance natural resources on the property including, surface water, soils, and wildlife habitats.

f. Do you foresee your farming/ranching practices working towards climate resiliency? Explain

Absolutely, I believe the more local food production we can see happen on the islands the less shipping of goods via large trucks and ferry is very beneficial to work towards climate resiliency.

10 g. Describe the benefits your operation will provide to the community.

I currently observe between myself and a few other small farms that we are shipping in 150+ tons of hay each year from off island sources. I would love to contribute to more local hay production to watch not only less hay being shipped in but local feed prices lowered to make even small homestead farming more affordable for everyone.

Between both Beef and Dairy Cows I would love to be able to contribute to more food production within the island.

2. Experience and Qualifications

I have about 10 years of experience in running a successful business on the island, managing employees, scheduling, and communication with a wide range of people. All of which I believe is vital to running any business successfully. From this experience I have learned that it is not only OK but also very advantageous to ask for help and find the best people for each and every task. I have some wonderful mentors to this venture including Lori Ann, Court Bell, and Bruce Robinson as well as the support and help from many friends.

a. Describe how your relevant hands-on commercial farming/ranching background and experience has prepared you for this lease opportunity.

I have grown up around and in agricultural settings my whole life and will continue to expand personally in this area with knowledge and experience from hands-on learning and good mentors.

Provide details of your roles and agricultural qualifications.

b. Describe any relevant education, training, certifications you have.

Life experience and good mentors.

c. Describe any past experience leasing farmland and identify the lessor(s) of such farmland. I have been leasing farmland from my neighbor Barbara Defalco, restoring her current fencing and adding additional fencing to expand the grazing areas as well as cross fencing to minimize soil erosion .

d. Describe your and/or the organization's communication style and how you envision communicating, collaborating, and resolving conflict with the Land Bank and other stakeholders and parties.

I think direct and straightforward communication is always best whether emails phone calls or in person conversation. Always aiming for quick fair resolutions.

3. Business Plan

a. Describe the management structure you are proposing E.g., LLC, Sole Proprietorship, Cooperative, non-profit, including the role of each person involved.

Currently running all farming operations as a sole proprietorship but ideally setting up as an LLC filing as S. Corp. based off my accountants suggestion.

I believe in starting small and working with others each to their best ability. Because I have only done things on a small scale this far I would continue on the current path and expand at a slow pace to keep everything well managed.

Describe your experience managing the specified business/organization and/or the structure and history of the entity.

b. Outline a five-year business plan with financial projections of your proposed farm operations.

I am hoping within 3 to 5 years to get things running to the point that the production will cover the expenses but do have outside sources of funding if necessary to make the venture into a large lease with a lot of cross fencing necessary in the first couple years a feasible project especially with haying the property and another 50 acres on the same road that was offered to me while haying the preserve in 2023.

c. Affirm that your business/organization would be able to meet the lease rate. If your plan requires different lease rate terms, please explain.

My current business has expanded and been running smooth for 5+ years and I feel comfortable with the current management and structures in place; to not only be able to expand in Agriculture but to be able to fund expenses that come from expanding and learning.

d. What revenue sources do you anticipate your operation relying on beyond farm product sales? E.g., grants, donations, education fees, agrotourism, subleasing (requires approval), etc.

Current personal yearly salary and my personal rental income supports any extra expenses and could continue to support any losses in which expanding and adding additional leases and responsibilities may incur.

e. Describe the avenues through which you anticipate selling and distributing your crops/farm goods?

In the past I have sold hay through word of mouth and/or acquaintances and would continue to do so. For Beef sales I would love to produce enough to sell at the farmers market or local grocery stores but need to expand my grazing space to make that feasible.

f. The outlined term of the lease is for 5 years with the conditional option to renew for consecutive 5-year terms. What total length of term would your plan require or benefit from, please explain.

Because of the infrastructure that I would love to put in place at the Frasier Preserve a longer term lease would be much more beneficial.

FRAZER HOMESTEAD PRESERVE AGRICULTURAL LEASE PROPOSAL TEMPLATE

Applicant Name(s) Phil, Angie and Levi Shephard
Farm or Organization Name: Shephard Family Enterprises, LLC
Mailing Address: 514 Kiehl Road, Friday Harbor WA 98250
Phone: 360-622-5145 (Phil) and 360-622-5143 (Angie)
E-mail: shephard.phil@gmail.com and angiefree@gmail.com
First Professional Reference (name, phone, and email):
Camille Uhlir Two Barn Farm 206-953-5231 cuhlir360@gmail.com (lessor)
Second Personal Reference (name, phone, and email):
Bob and Shannon Wilson 360-317-5985 bob@sanjuansurveying.com (lessor)
Jim Skoog Straitsview Farms 360-472-1740 arrowhead@rockisland.com (lessor)

1. Vision and Goals

a. Describe in detail your vision and goals for the Frazer Preserve Farm Lease. What will the farm operation produce, when and how will you begin, and a brief overview of 1, 3, 5+ year plan and goals. Include livestock species and #'s, crop types and acreages.

Our vision for the Frazer Homestead Preserve is to have a sustainable livestock operation on the property which builds soil and ecosystem health, collaborates with Land Bank and other users and neighbors and produces delicious affordable lamb and beef for sale on the San Juan Islands.

Year One:

- Assess fences, water system, gates and access points. Collaborate with Land Bank staff to make any necessary critical improvements. Based on our field tour, we don't anticipate this taking a great deal of time or being too expensive.
- Bring a small group of beef cattle to the property once soil conditions allow. Utilize temporary fencing to make cross fences to allow for pasture rotations. Based on our limited knowledge of the soil conditions and pasture size, we would anticipate bring a group of 8-10 replacement heifers to the property from May through October. The exact timing would be adjusted based on rainfall and soil conditions once we get closer. We would use temporary panels and gates to load and unload livestock.
- Complete soil sampling of all main soil types.
- Assess grazing impacts to obtain information for determining stocking rates for following year. Key factors would be stubble height, bare ground, trampling of sensitive areas.

Year Two:

- Collaborate with Land Bank to apply appropriate soil amendments to pastures. These would be spread out over several years and may be applied more than once per season, depending on the amendment being applied.
- Bring a small group of beef cattle to the property once soil conditions allow. Utilize temporary fencing to make cross fences to allow for pasture rotations. Stocking rate and pasture duration would be based on soil conditions, season, water availability.
- Collaborate with Land Bank staff to extend water lines to other pasture based on cross fencing plan developed during grazing season.
- Collaborate with Land Bank to plan small entrance loading corral for property near gate.

Year Three:

- Collaborate with Land Bank to apply appropriate soil amendments to pastures. These would be spread out over several years and may be applied more than once per season, depending on the amendment being applied.
- Bring a small group of beef cattle to the property once soil conditions allow. Utilize temporary fencing to make cross fences to allow for pasture rotations. Stocking rate and pasture duration would be based on soil conditions, season, water availability.
- Collaborate with Land Bank staff to continue to extend water lines to other pasture based on cross fencing plan developed during grazing season.
- Collaborate with Land Bank staff to consider some permanent cross fencing. Location and type of fence would be based on past two seasons of information.
- Consider bringing a small group of replacement ewes to graze some of the pastures in conjunction with the cattle.
- If funding and all parties are in agreement, construct small loading corral near property entrance.

Year Four:

- Collaborate with Land Bank to apply appropriate soil amendments to pastures. These would be spread out over several years and may be applied more than once per season, depending on the amendment being applied.
- Bring a small group of beef cattle to the property once soil conditions allow. Utilize temporary and permanent fencing to make cross fences to allow for pasture rotations. Stocking rate and pasture duration would be based on soil conditions, season, water availability.
- Collaborate with Land Bank staff to continue to extend water lines to other pasture based on cross fencing plan developed during grazing season.
- Collaborate with Land Bank staff to consider more permanent cross fencing. Location and type of fence would be based on past three seasons of information.
- Consider bringing a small group of replacement ewes to graze some of the pastures in conjunction with the cattle.
- Evaluate the option of a livestock overwintering facility for property. This would consist of a roofed pole structure that would provide limited feed storage, a small feeding area and also function as a compost facility. If soil conditions and funding allow, this could allow for a small group of cattle or sheep to be wintered on a portion of the Frazer Homestead Preserve. Access to winterized water and ideally minimal power would be critical.

Year Five:

- Collaborate with Land Bank to apply appropriate soil amendments to pastures. These would be spread out over several years and may be applied more than once per season, depending on the amendment being applied.
- Bring a small group of beef cattle to the property once soil conditions allow. Utilize temporary and permanent fencing to make cross fences to allow for pasture rotations. Stocking rate and pasture duration would be based on soil conditions, season, water availability.
- Collaborate with Land Bank staff to continue to extend water lines to other pasture based on cross fencing plan developed during grazing season.

- Collaborate with Land Bank staff to consider more permanent cross fencing. Location and type of fence would be based on past four seasons of information.
- Consider bringing a small group of replacement ewes to graze some of the pastures in conjunction with the cattle.
- If funding and all parties are in agreement, construct overwintering facility. Exact design and location to be determined with Land Bank staff and other collaborators such as NRCS and San Juan Conservation District. Consider designing with a compost facility so that manure and bedding can be composted on site and applied to fields when ready.

b. What infrastructure additions or modifications would your operation require and who do you propose be responsible for such capital expenses?

We anticipate needing to repair some of the boundary fencing and potentially adding cross fencing. Most of the boundary fence appears to be in good condition, and we anticipate collaborating with the Land Bank of the design, location and costs of the fencing. We anticipate extending the water lines from the existing trough to better spread out use on the property. We would work with the Land Bank and collaborate on the design, location and costs of those improvements. We also would like to consider a small overwintering facility on the property. However, this would be in year 4/5 and based on extensive discussions with Land Bank staff. The costs would ideally be shared by other collaborators such as NRCS and the Conservation District.

c. Describe your operations water requirements for livestock, irrigation, and/or processing. and what practices will be employed to conserve water.

We would use the property for livestock grazing only. Water usage would be minimal and evaporation losses would also be minimal.

d. Describe how your operation will maintain, and/or enhance soil health. How do you foresee the Land Bank contributing financially to these efforts?

Soil health on the Frazer Homestead Preserve will be enhanced and improved by careful livestock grazing and the addition of manure and urea via the animals. Soil testing would be done during Year One and soil amendments may be added in subsequent years. We would anticipate collaborating with the Land Bank on these costs. If compost could eventually be made on site this could provide a low cost source of inputs for improving soil health annually.

e. Describe how your operation will be compatible with, maintain, and/or enhance natural resources on the property including, surface water, soils, and wildlife habitats.

The surface water of the property is currently fenced, and we would maintain that fence to prevent livestock damage to that resource. The stocking rates would be adjusted annually to maintain stubble heights of 3-6" of overwintering grass on the property. The existing shrub and tree stands on the property would be maintained to provide pollinator habitat and cover and nesting habitat for birds and small mammals. We would also ensure that we control all state-

listed noxious weeds on the property. We would enjoy collaborating with efforts to research and reestablish native prairie plants (we have experience with this from our work at The Nature Conservancy's Zumwalt Prairie Preserve).

f. Do you foresee your farming/ranching practices working towards climate resiliency? If so, please explain?

Organic soil carbon levels are one of the best indicators of soil health and long-term climate resiliency. Initial soil tests will reveal the current soil carbon levels and we anticipate being able to greatly increase the current levels through proper management. It has been well documented that proper livestock grazing can stimulate and increase organic soil carbon levels and thereby providing a carbon sink and increasing both water holding capacity and fertility of pasture soils. If the overwintering facility is approved and funded, there would be compost spread each season of the bedding and waste hay and manure that would add additional soil organic carbon. This compost would also be available to the Land Bank and Preservation Trust if they need it for their Island Marble Butterfly plots.

10 g. Describe the benefits your operation will provide to the community. Examples: Local sales, education, research, collaborations, employment opportunities, youth engagement, etc.

We have been selling all our locally raised beef, pork and lamb here on San Juan Island (and limited amounts on Orcas Island) for the past seven years. We currently sell our meats to several different restaurants, both food co-ops, the Orcas School District and dozens of individual customers including delivering to the dock weekly for non-ferry served islands. We anticipate continuing that operation, which provided over 17,000 pounds of sustainably raised local meats here to the community. We currently employ 5 staff on our farm, and having this lease would allow us to continue to do so as it would provide critical pasture for cattle and possibly sheep groups. We have donated meat from our farm to the local veteran's support group, the Food Bank, and the San Juan County Ag Summit. We anticipate continuing this as we are able to grow. We anticipate partnering with the Land Bank as needed to facilitate the Island Marble Butterfly fenced areas and the prairie pasture. We also would be open to collaboration with the Land Bank to facilitate any farmer housing that may be considered for the property and have discussed seed plot collaborations with Ferryboat Seeds as the need arises.

2. Experience and Qualifications a. Describe how your relevant hands-on commercial farming/ranching background and experience has prepared you for this lease opportunity. Provide details of your roles and agricultural qualifications.

Angie Shephard has a BS from Oregon State University in Rangeland Ecology and a Masters from University of Idaho in Rangeland Ecology. Her masters project was focused on sustainable grazing along a salmon bearing stream so she is well versed in the challenges and care needed in grazing livestock in sensitive habitats. She spent three years running the weed control, restoration program and grazing program for The Nature Conservancy's Zumwalt Prairie Preserve in eastern Oregon. This property, at 27,000 acres, with dozens of pastures ranging in size from 200 to 2000 acres, provided ample opportunity to work with cattle owners, OSU researchers and funders to improve habitats on the prairie property. Angie also was the first

female superintendent of the University of Alaska experiment farm in Palmer Alaska and has worked locally for the Conservation District and WSU extension. Phil Shephard worked as a Preserve Manager and then regional director at The Nature Conservancy for 17 years in Wyoming and Oregon. He also ran a regional land trust in Alaska for 8 years focused on salmon and wetland conservation. Locally Phil has consulted for both the Land Bank and the Preservation Trust. Phil served on the board of Island Grown Farmers Co-operative for nearly 5 years and helped secure over 4 million in funding to construct the new cut and wrap and processing facility in Burlington for the 100 member co-op.

Both Phil and Angie have extensive experience with grant funding and collaborative projects. They have been farming together on San Juan Island since 2017 and currently raise pork, lamb, beef, honey, eggs, fruit, sheepskins and wool products. They are pleased to have their son Levi Freeman Shephard also working with them full time. Levi has training and skills in animal husbandry and veterinarian work. He is a good rider and can rope. He is also a good basic mechanic, welder and fabricator and an excellent equipment operator. He also has filmmaking photography and social media skills. The intergenerational aspect of our family business and Levi's ever growing skill set, energy and enthusiasm to carry sustainable farming forward is a key to the longevity and success of our operation.

b. Describe any relevant education, training, certifications you have.

Angie has a BS and Masters degree in Rangeland Ecology and is a NRCS certified Farm Planner.

c. Describe any past experience leasing farmland and identify the lessor(s) of such farmland.

We have had 2-8 grazing leases here on San Juan Island since 2017. We grazed the Beaverton Marsh Preserve for two seasons and worked closely with Charlie Behnke during that time. We leased the LaCrover Farm for two seasons and have leased pasture from Camille Uhlir at Two Barn Farm for the last 5 years. We are about to start our third season of grazing at Straitsview Farm and have worked with Jim Skoog on that property. We have worked with Bob and Shannon Wilson for the past two years on their property.

d. Describe your and/or the organization's communication style and how you envision communicating, collaborating, and resolving conflict with the Land Bank and other stakeholders and parties.

We will designate Phil as the main spokesperson and point of contact for our organization in their project. Both Phil and Angie have been working with researchers, land owners, donors, funding agencies and other partners for over 20 years. We understand the issues related to running livestock on publicly owned property and wish to make sure the Land Bank reputation is enhanced through it's efforts to lease local farmland to Shephard Family Enterprises. We are responsive to phone, text or e-mail communication and check on our livestock daily. Because we have other stock very close by, it is an easy chore to check water and feed each day. In the event of an animal emergency, one of us or our staff will be on site within a short time to address the situation. Although we are aware of social media, we intentionally maintain a low profile

and high level of discretion in our personal and professional communications. Our intention is to be a force for positive unifying efforts to support sustainable agriculture.

3. Business Plan

a. Describe the management structure you are proposing E.g., LLC, Sole Proprietorship, Cooperative, non-profit, including the role of each person involved. Describe your experience managing the specified business/organization and/or the structure and history of the entity.

Shephard Family Enterprises is an LLC, and has been incorporate in the state of WA since 2017. Phil and Angie Shephard are the owners, with equal ownership. We have been running livestock on our own property and numerous grazing leases the last 7 years. Our LLC employs Levi full time as well as other employees and contractors. We have extensive experience dealing with the complexities of doing business in an island community and are fortunate to have developed excellent working relationships with key contractors and service providers who are essential to a successful ag business.

b. Outline a five-year business plan with financial projections of your proposed farm operations.

Shephard Family Enterprises runs livestock on several hundred acres of farmland on San Juan Island. The Frazer Homestead Preserve lease would be a portion of our operation and allow us to expand.

Year	Expenses	Income	Net
2024	\$500 (labor and materials for fence work) \$1200 (lease fee) \$1700 total	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) \$4250	\$2550
2025	\$1500 (some cross fencing and water lines and corral) \$1200 lease fee \$1000 fertilizer \$3700 total	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) \$4250	\$550
2026	\$2000 (some cross fencing and water lines and fence repair) \$1200 lease fee \$1000 fertilizer \$4200 total	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) \$4250	\$50
2027	\$2000 (some cross fencing and water lines and fence repair) \$1200 lease fee \$1000 fertilizer	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) \$4250	\$50

	\$4200 total		
2028	\$2000 (some cross fencing and water lines and fence repair) \$3000 labor and equipment time for overwintering facility \$1200 lease fee \$6200 total	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) \$6375	\$175

We anticipate that after the initial investment of cross fencing, water lines, fertilization and fence repair, the stocking rates will be able to increase modestly, and costs should go down slightly, allowing us to continue to make a modest profit.

c. Affirm that your business/organization would be able to meet the lease rate. If your plan requires different lease rate terms, please explain.

We are comfortable with the lease rate and our ability to making that payment. Because our operation is diverse and also includes raising hogs, lambs, fruit and honey we have multiple income sources.

d. What revenue sources do you anticipate your operation relying on beyond farm product sales? E.g., grants, donations, education fees, agrotourism, subleasing (requires approval), etc.

We anticipate working with NRCS and the Conservation District and the Land Bank to come up with infrastructure funding for the various projects. We have tractors, a skid steer and anticipate providing labor to the projects.

e. Describe the avenues through which you anticipate selling and distributing your crops/farm goods?

As described above, we sell annually over 17,000 pounds of beef, pork and lamb to multiple restaurants, co-ops, schools and individuals. We have a farm pickup site for meat customers and make deliveries to wholesale customers.

f. The outlined term of the lease is for 5 years with the conditional option to renew for consecutive 5-year terms. What total length of term would your plan require or benefit from, please explain.

Certainly another 5 years would be helpful and allow us to recover some of the cash and labor we would have put into the project.

STEWARDSHIP & OUTREACH REPORT

MARCH 2024

OVERVIEW

Conservation-minded volunteers, of all ages, supported birds and butterflies across Land Bank preserves this past month. Their efforts entailed building and installing nest boxes, raking, seeding, and planting wildflowers, trees and shrubs (Photos 1-2). Volunteers with Orcas Island Fire and Rescue (OIF&R) also invested hundreds of hours of community service and honed their emergency service skills at North Shore Preserve (Photo 3). These various projects highlight how preserves support the local community in their varied interests, from enhancing biodiversity to caring for islanders during critical events. But not all opportunities at the Land Bank are solely for volunteers: We're now [accepting applications](#) for a Seasonal Field Assistant on Lopez Island!

OUTREACH

Staff: Tanja Williamson

Since the February CLBC meeting, staff have hosted a total of eight volunteer events and tours. And there's many more on the horizon: [a series of hikes](#) on Turtleback Mountain Preserve will begin later this month with a 'Turtleback March' across the mountain. Themes for subsequent hikes (in May, July, September and November) will include birds, amphibians and reptiles, wildflowers and weeds, and forest management. Tanja produced and shared promotional materials for all these activities, and she is helping to organize and advertise county-wide events such as April's Great Islands Clean Up and Earth Day events are underway (Photo 4). She also met with staff from the [Joyce L. Sobel Family Resource Center](#) and [County Health and Community Services](#) to brainstorm activities for May's Screen-Free Week as well as a Nature Rx series. (Stay tuned! There's more to come on that!) Recent outreach on [National Invasive Species Awareness Week](#) was a collaborative effort with the County's [Noxious Weed Control Board](#) and [Washington Sea Grant Crab Team](#). The effort included educational articles authored by the Noxious Weed Board and WSG Crab Team ([click here](#) to scroll through) and

culminated in a shared informational booth at the SJI Farmers Market (3/2) which highlighted efforts made in the area by the Land Bank, the Noxious Weed Board, and WSG Crab Team.

This year's first quarter newsletter is being developed as is the 2023 Annual Report. Several Land Bank staff and commissioners also participated in the annual Agricultural Summit on Orcas Island. Staff set up a Land Bank table in the tradeshow. Eliza presented at a session focused on incorporating and managing native prairie plant species within working pasturelands. Shauna and Charlie teamed up on a lightning presentation about utilizing basalt dust for carbon sequestration and soil health, and Peter joined the Lum Farm's tour at Coffelt Farm.

SALISH SEEDS NURSERY

Staff: Eliza Habegger

We're gearing up for the growing season. Part-time, seasonal Nursery Assistant Margo Thorp will return for a fourth season on April 1st. We're grateful to have her again as she continues to amass skill and knowledge about native plant production. We've stopped taking special orders for plugs and potted plants for this year, since so many have come in that the nursery is going to be bursting at the seams.

DISTRICT 1

Staff: Doug McCutchen, Charlie Behnke, Jacob Wagner, Shauna Barrows

Beaverton Marsh: Doug provided an update to the Town Council on the Linde Park connector trail project. He also provided a brief overview on other SJI projects. The Town Council expressed an interest in a site tour of the Landscape Scale Restoration project at Mount Grant which abuts the Town's watershed. Staff were informed that permits for the Linde Park project will be issued within two weeks. Doug is working with consultants on signage designs. The Island Conservation Corps (ICC) assisted with planting native shrubs and trees and helped to further control noxious weeds (Photo 5). Two proposals to lease the designated agricultural use area were received and are currently being evaluated by the review committee. The committee aims to have a lessee recommendation by the April CLBC meeting (4/19).

Cady Mountain: Several professional assessments have been helping to inform future management. There are both rare habitats and species that definitely merit special consideration as well as two historic sites -- a collection of bottles and other household items from the 1940s

and some steam tanks likely associated with logging activities -- that were documented but not deemed significant. The Cultural Resource Assessment also documented seven culturally modified trees; none of these are directly in the proposed trail corridor or likely to be impacted. Doug met with Public Works to discuss the proposed trailhead on Three Corner Lake Road. The ICC assisted with establishing a planting strip at the former home site, re-routing a muddy section of existing trail, and brushing corridors for future trails. An American Hiking Society “Volunteer Vacation” crew will arrive soon to begin construction of new trail segments.

Frazer Homestead: Two agricultural lease proposals were received and are being evaluated by the review committee. The committee also aims to have a recommendation prepared by the April CLBC meeting (4/19).

Limekiln: The Northern Pike discovered in the pond adjacent to Westside Road by a local teenager sure heightened Tanja’s outreach on invasive species awareness! These aggressive predators threaten native salmonids, and their presence generated a rapid response from Washington Department of Fish and Wildlife (WDFW). Gillnets were deployed in the pond and a total of eleven pike, including several pregnant females, were captured. WDFW will follow-up to discuss their preferred options for control and share the results of their Environmental DNA – a method of identifying both native and nonnative species in water bodies – samples. Doug joined WDFW on site. He conducted some maintenance of the dam, which has become plugged, and surveyed for popcorn flower (*mellica oregana*), a rare plant once located on the slopes above the pond. The plant population at Limekiln was one of only three known locations in the State and it has not been successfully relocated for fourteen years. Doug was unable to relocate the plant and will consult with Public Works about assistance with the dam repair (Photos 6-7).

Middlewood: Adjacent neighbors inquired about the potential to modify their well easement, which is located on the Preserve. The neighbors operate an outdoor preschool which requires a “Class B” well and stringent water quality monitoring. Staff are reviewing the request.

Mount Grant: A volunteer helping to close the gate reported running over a rock that caused damage to the vehicle while driving on the easement road on the neighbor’s property. The neighbors responded and the Sheriff was called. The deputy who responded called for a tow truck and left after determining it was a no-fault accident. The volunteer reported then being verbally confronted by the neighbors, causing distress and concern over safety. A police report

was filed the following day. Permitting for a small restroom facility continues to encounter hurdles. We remain optimistic that construction will move forward this summer.

Zylstra Lake: WDFW staff conducted a site visit, after gillnetting at Limekiln, and expressed interest in the large woody debris project and returning to conduct a fisheries assessment for species and health. Environmental DNA samples were taken from both reservoirs to test for the potential presence of Northern Pike. At the request of Land Bank staff, WDFW will also try to have the samples tested for presence of salmonid species. Staff have received several complaints about dogs at Zylstra Lake, which is closed to canines this time of year. Reports include off-leash dogs (and owners) in the seasonal closure areas, large groups (upwards of seven dogs), and two occasions of minor aggressive behavior. Improved signage and additional staff monitoring is in-the-works.

DISTRICT 2

Staff: Peter Guillozet, Tyler Goodman

Coffelt Farm Preserve: Peter joined a tour of the farm as part of the Ag Summit.

Coho Preserve: Erin, Tyler and Peter were joined by volunteer Jerry Weatherman to plant native trees and shrubs along the boundary with Artworks Gallery. Plants included shrubs such snowberry and Nootka rose and trees such as alder and Sitka spruce. We also installed plants along the trail near the entrance and skunk cabbage plugs in the adjacent wetlands.

Crescent Beach: A draft Stewardship and Management Plan is out for Commission review and will and soon be posted for public comment. We anticipate holding a public meeting in April to discuss the proposed forest management work and other elements of the plan.

Judd Cove: Planning and permitting for the grant-funded shoreline restoration project continues. As part of their Outdoor Experience Program, Mary Gropp and Carolyn Caruso brought elementary students from the Orcas Island School District to learn about: the history of lime kilns, the use of forest plants for food, tools, and everyday objects by Coast Salish people, and the upcoming stream restoration project (Photo 8). Tyler joined the group and gave a brief presentation. Another class will come to the Preserve for more place-based learning next week.

North Shore: Orcas Island Fire & Rescue (OIF&R) invested hundreds of hours of training -- search, rescue, forcible entry in the building -- which culminated in the all-day live fire exercise.

OIF&R staff and volunteer firefighters, including a large number of new recruits, joined together for the effort. The event was a tremendous success. OIF&R realized significant cost savings by holding the training on island as opposed to at a mainland training facility; Land Bank staff estimate that approximately \$70,000 was saved in demolition, hauling and disposal costs; and the burn effectively eliminated all flammable materials in the structure so that only the concrete foundation remains to be removed (Photos 9-10). Plus, the view is much improved. Even as one structure was demolished, another was raised. A swallow nesting structure, complete with artificial nesting cups provided by volunteer Laurie St. Aubin, is now in place to host the return of the barn swallows that once nested in the old house. The final site design for the Preserve is complete and permit applications are under review. Peter is working with Bob Eagan of Coldspring Resources to plan and permit redevelopment of the water system. Tyler continues to lead the ongoing clean-up effort, and his keen eye for invasives recently detected a patch of Italian Arum. (Fun staff fact: Tyler studied Invasion Ecology as an undergraduate and he has *volunteered* for WDFW for nearly a decade.)

Turtleback Mountain: A second-year member with the ICC, Maggie Long, wrapped up her pile burning research project (Photo 11). Nearly 350 (former) burn piles have been planted with seed and wildflower plugs. Numerous piles were also left in place for wildlife habitat values. As part of the ongoing monitoring for sharptailed snakes Tyler and Christian Oldham with Kwiaht installed additional cover boards on the Preserve.

Fowler's Pond: Volunteers Mary and Steve Gropp constructed wood duck nesting boxes, which Mary and Tyler installed (Photo 1). Beaver activity remains high as the furred engineer continues with the ongoing effort to plug the water control structure and the creek outlet with branches and roots masses. Staff will install a 'beaver deceiver' in the coming months to help stabilize the water level in the pond and eliminate the need for weekly visits to clear the debris.

DISTRICT 3

Staff: Amanda Wedow

Channel: A 'birthday club' gathered for baked goods, hot beverages, and the merry adventure of planting 400 wildflowers. Their choice of celebration helped staff finish planting the remaining flowers from the nursery and will hopefully display as a living bouquet on the land this spring.

FB Spit: Local Girl Scouts attended the recent work party for the Island marble butterfly project. Activities entailed removing tarps, raking out the old grass, and seeding the habitat plots with field mustard (Photo 2). The trail down to the beach was cleared by re-positioning numerous driftwood logs.

Richardson Marsh: The draft Stewardship and Management plan is out for public comment through the end of March. Public comments and potential revisions will be prepared and reviewed at the April CLBC meeting. Opalco cleared trees from the right of way.

Spencer Spit: The Lopez Community Trails Network hosted their first [‘Go Take a Hike’](#) event of the year at Spencer Spit State Park and Preserve on Saturday, March 9th. The Network has explored other Land Bank preserves in the past such as Lopez Hill and Turtleback Mountain.

Watmough: Amanda is preparing for the public scoping meeting on Tuesday, March 19th at the Lopez Center. She has been creating several different concept maps to present including one depicting proposed public access and one detailing infrastructure – well, power, and a potential R.V. pad for a caretaker – on site.

Photos



Photo 1: Volunteer Mary Gropp installs a wood duck nest box at Fowler's Pond Preserve.



Photo 2. Members of the Girl Scouts volunteer to enhance habitat for the Island marble butterfly, FB Spit Preserve.



Photo 3. Orcas Island Fire and Rescue at pre-training meeting, North Shore Preserve.



Photo 4. Press for the upcoming Great Islands Clean Up.



Photo 5. The ICC helps to control an infestation of spurge laurel within section of Beaverton Marsh Preserve that's been dubbed as "Spurgelandia."



Photos 6 -7. Activities at Limekiln Preserve involved WDFW biologists removing eleven Northern Pike from the pond (left) and Doug attempting a full-immersion repair of water control mechanism (right).



Photo 8. Orcas Island elementary school students learn about the past, present and future of the Judd Cove Preserve.



Photos 9-10. Scenic views were improved at North Shore Preserve. The training fire at its peak (left, view to the SE) consumed everything but the concrete foundation of the dilapidated house (right, view to the NW).



Photo 11: As part of a research project, ICC members (Maggie, Nick and Sage) installed an underground temperature sensor and weighed all of the debris in the pile prior to ignition, on Turtleback Mountain Preserve.

Facebook Pages:

San Juan Island

What's Up Friday Harbor: <https://www.facebook.com/groups/414081292044387>

Friday Harbor Rant and Rave: <https://www.facebook.com/groups/274794762569787>

Orcas Island

What's Up Orcas Island: <https://www.facebook.com/groups/984750435906409>

Orcas Island Discussion Group: <https://www.facebook.com/groups/389135255070104>

Orcas Island Rant and Rave: <https://www.facebook.com/groups/1118236711534159>

Lopez Island

Lopez Island Rants, Raves, and Contemplations: <https://www.facebook.com/groups/2012268449011490>

Lopez Island Community Board: <https://www.facebook.com/groups/356250555131462>



Facebook Insights: A Beginner's Guide [+ Step-by-Step Instructions]

Download Now: Free Facebook Engagement Guide



Martina Bretous

Published: June 13, 2023

If your brand has a [business Facebook page](#), you'll want to invest time in understanding your Facebook Insights dashboard. It holds important data that helps you understand how your page is performing and is key to growing it.



Features like weekly insight summaries and competitive data on other business pages make Facebook Insights a powerful tool that every marketer should leverage.

Let's dive into what Facebook Insights is, how to access it, and how to interpret the metrics it tracks.

[What is Facebook Insights?](#)

[Facebook Page Insights vs. Facebook Audience Insights](#)

[Where is Facebook Insights?](#)

[How to Use the Facebook Insights API](#)

[How to Export Facebook Insights Data](#)

[Top Facebook Insights Metrics](#)

[How to Interpret Facebook Insights](#)

What is Facebook Insights?

Facebook Insights is an analytics dashboard where you can track user behavior and post performance on your Facebook business page. In addition to providing key metrics like page views and post reach for paid and organic posts, the platform also recommends competitor pages to watch and track.

Facebook Page Insights vs. Facebook Audience Insights

Despite having similar names, Facebook Insights and Facebook Audience Insights have completely different functions.

Facebook Insights visualizes incoming data from your business page so you can learn how users are behaving on your page how your page matches up to competitors.

On the other hand, Facebook Audience Insights is used for ad campaigns and helps marketers understand Facebook audier who follow your page).

FREE FACEBOOK & INSTAGRAM GUIDE

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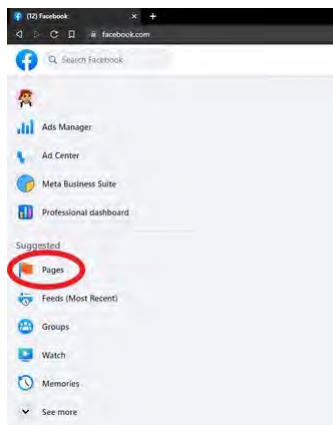


The platform includes information on user demographics, such as location and relationship status as well as user behavior, including average ad clicks and comments.

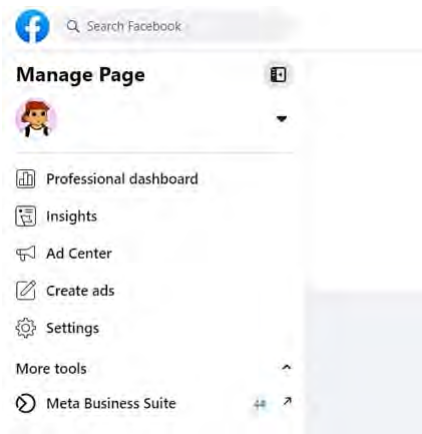
Where is Facebook Insights?

To access Facebook Insights, you'll need to have a business page. Then, follow the steps below:

1. Log into Facebook and go to your feed. From your feed, click "Pages" in the left menu.



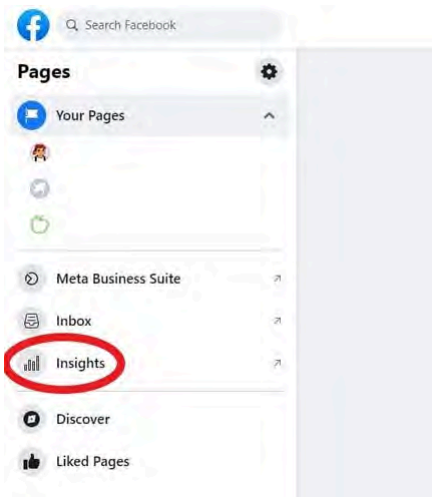
2. Go to your page.



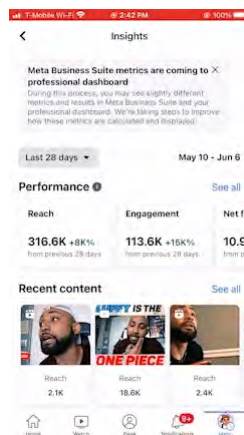
3. Click on "Insights."

Learn how to maximize the value of your marketing and ad spend on Meta platforms Facebook and Instagram.

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You can track various metrics from there, such as engagement, view time, net followers, audience demographics, reach, and more! To learn the top Facebook Insights metrics you should track keep reading or [click here](#).



How to Use the Facebook Page Insights API

The Facebook Page Insights API lets you fetch ad data to track your performance.

The API is particularly useful because it allows marketers to pull the exact data they want to track, no matter how granular.

To fetch the data from the API, you must determine what data you want to pull and create an access token for that ad, so that only your team can access that information.

You'll then need to determine where to import that data, like [Google Sheets](#) or [HubSpot's ads software](#) within the Marketing Hub.

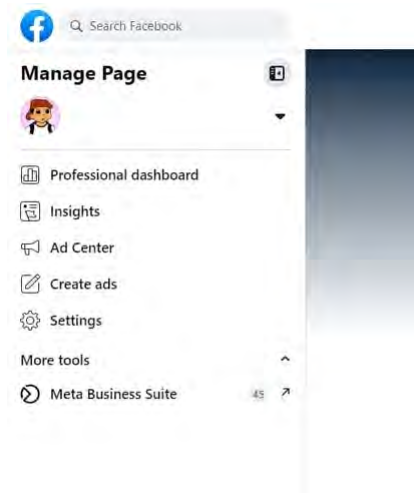
It allows you to pull your Insights API into the platform and match it against with data already in the CRM. This will provide a better understanding of the customer journey and give you a 360-degree view of how your ads are performing.

How to Export Facebook Insights Data

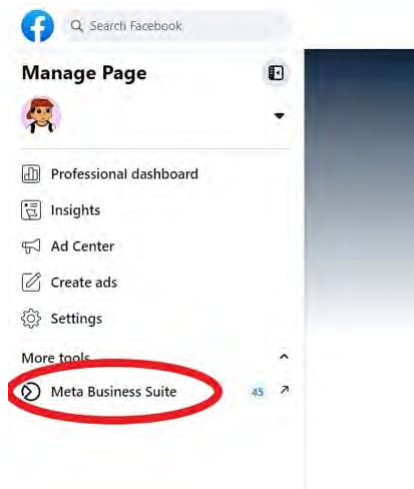
1. Go to your feed and click "Pages" in the left menu as you did before. Then go to your page.

Learn how to maximize the value of your marketing and ad spend on Meta platforms Facebook and Instagram.

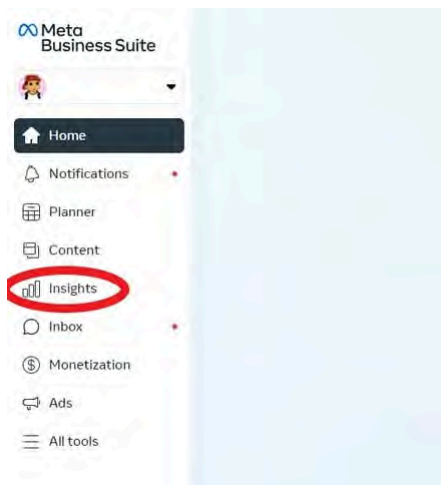
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2. Click on Meta Business Suite.



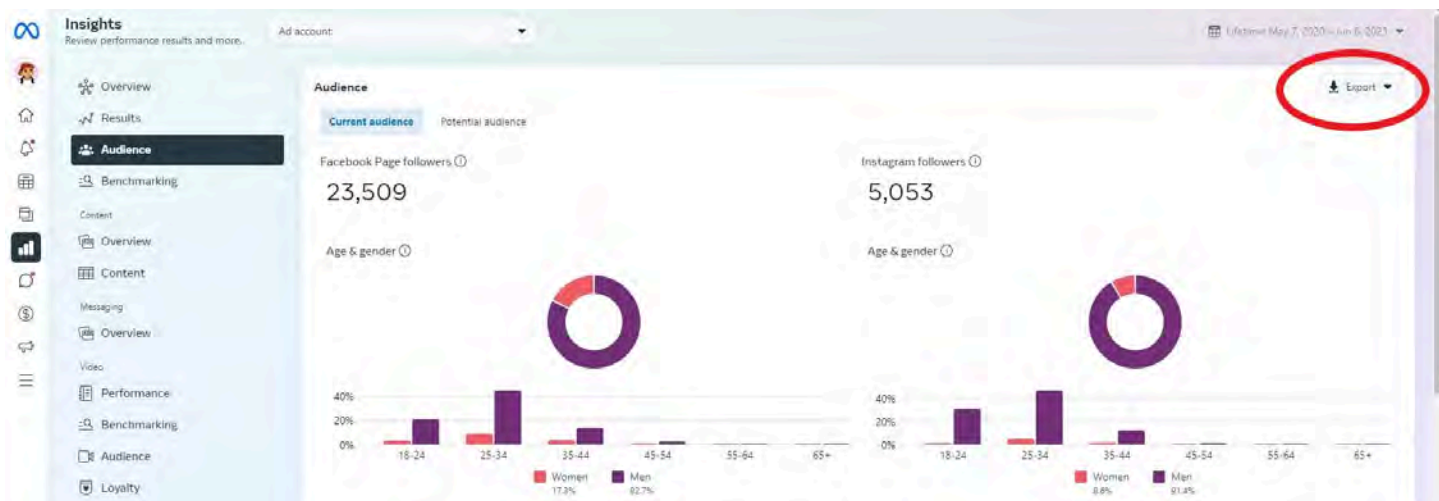
3. Then click "Insights" in the left menu.



4. From there you'll see different tabs that allow you to export different insights depending on your preference.

Learn how to maximize the value of your marketing and ad spend on Meta platforms Facebook and Instagram.

DOWNLOAD FOR FREE



Top Facebook Insights Metrics

Your Facebook Insights dashboard displays top metrics about your business page. On any given day, you can get a snapshot of your page's performance and adjust your strategy accordingly. Top metrics include:

Reach - The number of users on Facebook who've seen your content.

Engagement - How many people liked, shared, reacted, or commented on your content.

Net Followers -

3-second video views - The number of times a video was played for at least 3 seconds.

1-minute video views - The number of times a video was played for at least one minute.

Page views - The number of times your page has been viewed by Facebook and non-Facebook users.

Page likes - The number of Facebook users who like your business page.

Actions on page - How many actions users take on your business page, such as to click on a website link or ask for directions to your store.

For tips on how to interpret your video insights, jump to [this section](#).

How to Interpret Facebook Insights

Before you start analyzing your data, make sure you know what questions you want answered. This will help you narrow down which key metrics to focus on.

Once you know that, start looking through the data to identify patterns.

For instance, let's say you notice that your how-to posts get shared at a much higher rate than your other content. This may indicate that this type of content resonates more with your audience and adds value to them and their community.

As such, you may want to double down on these posts if your goal is to get higher engagement.

Analyzing the data is one thing, but what's more important is what you do next. As you notice trends, take note of them and conduct experiments to learn more about what your audience wants.

This will help you learn more about your audience and develop content that meets their needs.

If your team wants to focus on video insights, scroll down to the "Videos" tab on the left sidebar and click on it. Once there, you'll see your top video metrics, such as watch time and top video performers.

For tips on how to understand your video insights, watch the video below. It dives into how to navigate your video insights dashboard and what your insights can tell you broken down by performance, loyalty, audience, and retention.

Learn how to maximize the value of your marketing and ad spend on Meta platforms Facebook and Instagram.

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Draft Richardson Marsh Preserve Stewardship and Management Plan now open for public comment

 theorcasonian.com/draft-richardson-marsh-preserve-stewardship-and-management-plan-now-open-for-public-comment/

Community

March 2, 2024



||| FROM SAN JUAN COUNTY COMMUNICATIONS |||

The San Juan County Conservation Land Bank is seeking public input on its recently completed **Draft Stewardship and Management Plan (SMP)** for Richardson Marsh Preserve on Lopez Island. The purpose of the SMP is to provide overarching goals and management objectives for the Preserve's natural resources. SMPs guide decision-making and work planning and promote transparency. For the 76 percent of Land Bank properties that are open to the public, SMPs also define the level of public access in ways that meet our mission to provide opportunities for low-intensity recreation. These plans are revised periodically in response to changing environmental and social conditions.

You can download a copy of the Draft Richardson Marsh Preserve SMP from the Land Bank's website by following this link: <https://sjclandbank.org/richardson-marsh-preserve/>

Public Comment Period: March 2 – March 31, 2024



Please submit your comments by March 31, 2024.

After the thirty-day comment period closes, Land Bank staff and commissioners will review comments and consider revision to the draft plan. An overview of comments will be provided at the April 19, 2024, commission meeting.

How to Submit Comments:

Email Tanja Williamson at tanjaw@sjclandbank.org or Mail: 350 Court Street, No. 6, Friday Harbor, WA 98250.

Questions? Email tanjaw@sjclandbank.org or call the Land Bank Office : 360-378-4402

About San Juan County's Land Bank

San Juan County's Land Bank, funded by a 1% real estate excise tax paid by purchasers of property at closing, acquires and preserves areas in the county that have environmental, agricultural, aesthetic, cultural, scientific, historic, scenic, or low-intensity recreational value.

The department offices are located at 328 Caines Street, Friday Harbor, WA 98250. For more information about San Juan County's Land Bank, visit www.sjclandbank.org.

Friday Harbor welcomes one new gallery and one new gallery owner

By [Heather Spaulding](#) • February 28, 2024 1:30 am [sanjuanjournal.com](#)



Nate Fihn cuts the ribbon held by his two children. Chamber Director Becki Day, President Roberto Moya and board member Deborah Hoskins cheer them on.

The Friday Harbor Chamber of Commerce welcomed two new galleries with back-to-back ribbon cuttings Feb. 2.

At 4 p.m. the crowd gathered at Waterworks where new owner Nate Fihn welcomed well-wishers.

“The opportunity to helm a legacy ship and continue the momentum of such long-standing island space, and in turn support and curate artists is a dream come true,” Fihn told the Journal. “Waterworks has been a staple for as long as I’ve been alive and I’m committed to freshening and modernizing this awesome gallery with new artists as well as [hosting] a myriad of cultural

events, from music/poetry showcases to private cocktail events.”

Anyone who knows Fihn knows his passion for music, so it won’t be surprising that Open Mic is a favorite of his.

“Open Mic is our baby, born at Everelse with Jesi Jean, continued at 10th House with Nicole Fuenzalida. It’s living at Waterworks for the moment, every Sunday it’s church for artist from 7-10 p.m.” Fihn said. “Come share and be bolstered. We have also launched a series ala Tiny Desk [Concerts] where a featured artist who is already on the path to a career (and later well into a career) comes in and chooses the art around the ‘stage’,” he continued. “We fill the seats with 20-ish friends and capture a beautiful, intimate set for promotion and just dope content. Follow A Waterworks Gallery on YouTube to see the first episode featuring Wilsey Brumsickle soon, there will also be smaller content shoots available for up-and-comers.”

Fihn’s short-term goals he said, are continuing the stewardship of the longstanding artists and showcasing their beautiful work, as well as bringing new artists to the island and hosting several exciting events. The bottom line, of course, is selling lots of art to support artists and the space.

Longer-term goals include maximizing, expanding, deepening all the short terms, and launching another Waterworks on one of the other islands.

Although the gallery will have a new vibe, it will continue honoring local and regional artists. “The PNW/Cascadia vibe will continue. Portland to BC is roughly where our sweet spot is,” Fihn reassured. “I’m sure there will be some geographical outliers when their work is undeniable.”

The Art for Aisle concept developed by previous director Jennifer Smith will also be brought back. The Argyle entry will become a mini show for a rotating local artist, Fihn said. “Who knows, it could lead to a big show [for the artist]! All our shows will have a central theme, be it a quote, a color, an idea, in the main sections and the support walls will be cohesive as well.”

Fihn is also excited to announce new long-term partnerships with Maria Micahelson and Glenn Hendrick of Alchemy Arts Center, making them gallery-represented artists. “The gifts and quality of art they provide the community through their own selves and Alchemy Art Center cannot be undersold. The partnership is a dream for me and the chance to launch them to as broad an audience as possible through the space is my business now, and I stand on it!” Fihn said. “Come in and see and feel the space. I’m always tweaking for energy flow. Come say hello, and come sign up for the email list, if you don’t do socials, that’s the best way to tune in. Support the arts!” Islanders can also follow Waterworks at @awaterworksgallery on Instagram for real-time events.

After the Waterworks ribbon was cut, and congratulations exchanged, the group walked down to Cannery Landing where the second gallery, Luminous, was located. Luminous is both a gallery and studio for textile artist Dana Alkebu-Lan and fine artist Lisa Lamoreaux.

“I first met Lisa on the Studio Tour in 2021, my husband and I’s first summer on the island,” Alkebu-Lan told the Journal. “I was struck by her beautifully intuitive paintings and vibrant spirit. The following summer we met again at the Maker’s Guild Art Show at Pelindaba, excitedly I showed her my hand-woven wall hangings.” Lamoreaux recalls seeing Alkebu-Lan’s lovely work during one of the August evening art shows at Brickworks. The two artist’s friendship blossomed since those early encounters. Last summer she joined Lamoreaux as a guest artist during the Studio Tour. The Islands Studio Tour experience instilled a desire for a permanent way for Alkebu-Lan to showcase her work. What that looked like was unclear to her. Lameroux, meanwhile, discovered the space in Cannery Landing was available.

“I knew I wanted to have it as studio space with the potential for gallery space included. I had been looking for several years for the right opportunity to be downtown. When I told Dana that I really wanted the space, but that I also wanted to share it with another artist because it would be too big for just me, she immediately said ‘Oh me! I want to do that!’” Lameroux said.

Alkebu-Lan explained to the ribbon attendees “When Lisa and I get together, we experience big sparks of inspiration and really compliment one another, often finishing each other’s sentences. We intentionally sat with the name LUMINOUS which means the energy and light from within or to glow from an internal source of energy. This quality is something that we both hold true for

ourselves as we approach our art and our lives. This quality is what we're holding for the space and hope that you experience while visiting us."

Later, Lameroux explained to the Journal the details of what occurred when they settled on the name.

"We later sat down on a cliff at Land Bank overlooking Haro Straight and began envisioning how we would like the space to look, function, and feel... within a couple of hours, we landed on the name Luminous as we watched sparkles on the water in the warm August sun... simultaneously, K pod went by in front of us, and we learned that Tokitae had passed away minutes earlier," she recalled. Furthermore, Ocean Sun, generally thought by researchers to be her mother, was among the K pod group they watched. "The deep meaning of all the elements coming together were not lost on us, and we grew to feel strongly that the name Luminous represented so much more for us than we originally thought," Lameroux said.

These artist friends have also been promoting first-of-the-month Friday Art Walks. "[The walks are] a grassroots effort from a bunch of local artists and art-related businesses that have committed to being open from 4-7 p.m. every first Friday of the month," Alkebu-Lan said. The artists involved will have a special reception featuring there are, perhaps guest artists or even musicians. Art Walks, she added are a wonderful way to build artist/community relationships and support local businesses. According to Lameroux, as of a week ago, there were 12 artists involved, but the number seems to be growing. Stay tuned to First Friday Artwalk Friday Harbor on FaceBook for new announcements.



LETTERS TO THE EDITOR

In response to Ron Whalen letter regarding Land Bank | Letter

March 4, 2024 1:30 am



Ron Whalen and I both provided public comments to the County Council opposing the Town to Zylstra Trail. I submitted written comments and spoke at the public hearing as a private citizen and concerned resident of San Juan Island.

I also serve in the position of Land Bank Commissioner for District #1, San Juan Island.

The Land Bank had nothing to do with that project.

Thank you,

Marilyn O'Connor

San Juan Island

Invasive Northern Pike caught by angler at Limekiln Preserve

 theorcasonian.com/invasive-northern-pike-caught-by-angler-at-limekiln-preserve/

Community

March 2, 2024



CONSERVATION LAND BANK NEWS

||| FROM SAN JUAN COUNTY COMMUNICATIONS |||

As if to cap off Washington's Invasive Species Awareness Week, San Juan County Conservation Land Bank (SJCCLB) and the Washington Department of Fish and Wildlife (WDFW) have confirmed the detection of a northern pike caught in the pond at the Land Bank's Limekiln Preserve on western San Juan Island.

This highly invasive and aggressive fish is native to the Midwest, Canada, and eastern Alaska but has been introduced across the U.S., including the upper Columbia River in northeast Washington and sporadic detections in Lake Washington.

The fish at Limekiln was discovered last week by a teenage islander—Evan Hiatt—who shared photos with his parents. His parents passed on the photos to Beth Tate, a biologist with WDFW based on San Juan Island, who reported it to her colleagues and the Land Bank.

"Local naturalists and anglers are asked to keep a sharp lookout in other ponds and lakes across San Juan County," said Doug McCutchen, SJCCLB's Preserve Steward.

“We’re grateful that Evan had the keen eye to photograph and report this invasive fish,” said Justin Bush, WDFW’s Aquatic Invasive Species (AIS) policy coordinator. “WDFW is working with the Land Bank, County, and other partners to deploy a rapid response to assess how many pike are in the area, and to remove them as soon as possible before they can spread to other waterways.”

Drivers on Westside Road or visiting the Limekiln Preserve may see a small skiff on the pond and WDFW biologists and AIS unit staff setting gillnets as early as March 6.

Northern pike represent a serious threat to native fish and other wildlife including amphibians, birds, mammals, and invertebrates, and are classified as a prohibited invasive species in Washington. The San Juan Islands have several small, isolated endemic populations of coastal cutthroat trout, coho, and other members of the salmon family. The introduction of pike to their habitats could devastate these small, genetically distinct populations.


The fish was almost certainly introduced in violation of state laws concerning prohibited species which ban their transport, sale, or introduction into state waters. Violators face a maximum penalty of one year in jail and \$5,000 in fines.

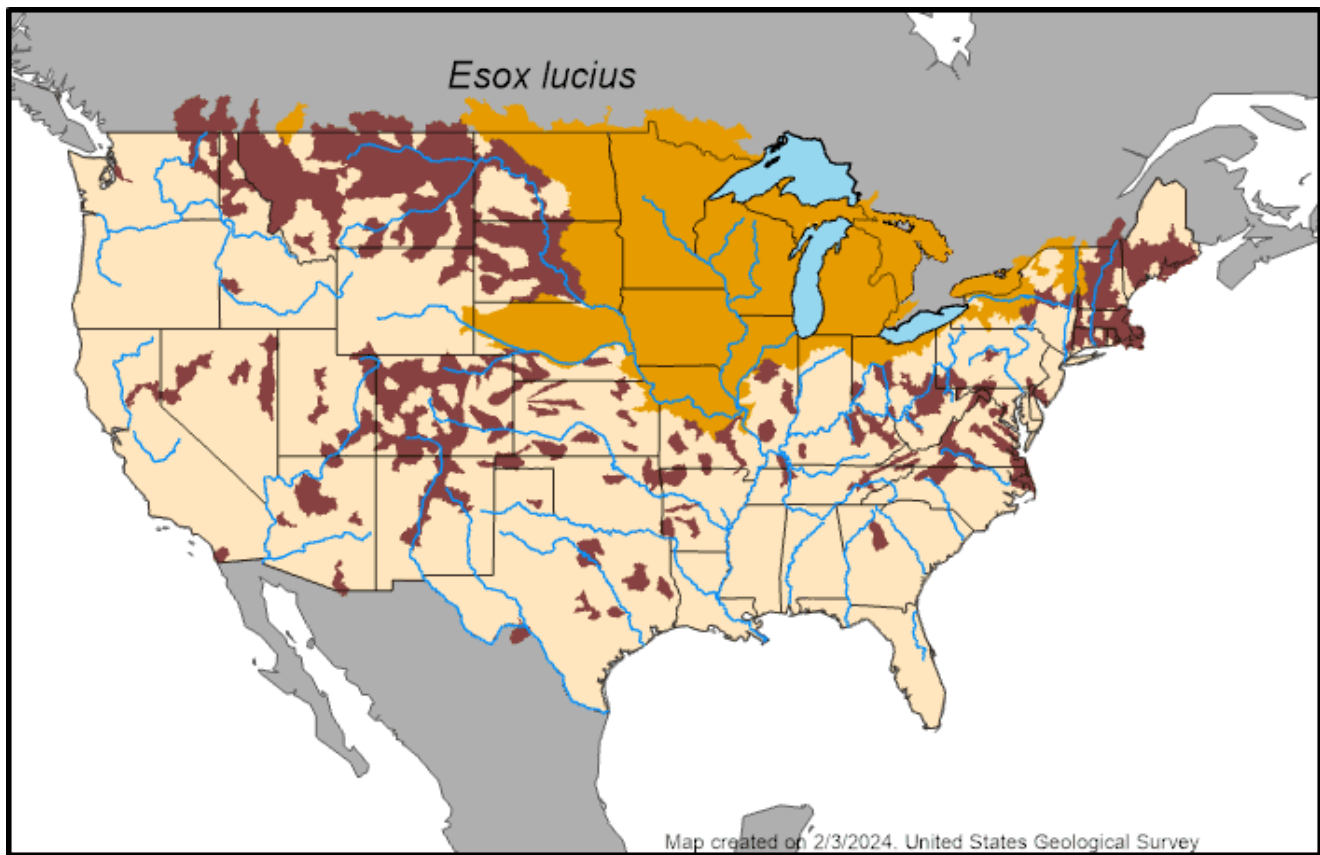
Tips regarding how the pike got to San Juan Island may be provided to WDFW Police at: wdfw.wa.gov/about/enforcement/report or by calling 877-933-9847, or by anonymously texting 847411 (TIP411) by entering WDFWTIP, followed by a space, and then entering your report.

WDFW is currently in the process of developing a statewide northern pike response and management plan.

USGS has a great animated map that shows the spread of Northern Pike over time: <https://nas.er.usgs.gov/queries/SpeciesAnimatedMap.aspx?speciesID=676>

More information on northern pike is available on WDFW’s webpage: <https://wdfw.wa.gov/species-habitats/invasive/esox-lucius> and on the agency’s Aquatic Invasive Species unit webpage: <https://wdfw.wa.gov/species-habitats/invasive>.

-  Native HUCs
-  Non-native HUC 8 Level Record
-  Non-native non-specific State Record



Northern pike range map showing native and introduced populations.

Source: <https://nas.er.usgs.gov/queries/FactSheet.aspx?SpeciesID=676>

Rebuttal- Land Bank, Skoog, Brast, Azous | Letter

February 29, 2024 1:30 am [sanjuanjournal.com](https://www.sanjuanjournal.com)



The January 10th issue of the Journal included an excellent letter of opinion submitted by Mark Fishaut, titled "Moving forward with the Land Bank." Mark noted the Town to Zylstra Lake Trail fiasco as reason for review of the entire LB operation. The January 24th issue of the Journal included three rebuttals. Jim Skoog wrote "The mysterious Zylstra Lake Trails fiasco has absolutely nothing to do with the Land Bank". Cynthia Brast wrote "The mysterious Zylstra Lake Trail was NOT a Land Bank project" and "The Land Bank is completely transparent with their purchases and finances." Amanda Azous wrote "The Conservation Land Bank did not promote or pursue the Zylstra Lake Trail project"

Now look at pages 3, and 24-27 of San Juan County Parks, Trails, and Natural Areas Plan 2023-2028;

https://www.sanjuancountywa.gov/DocumentCenter/View/27024/SJCP_Plan_Design_PublicReviewDraft-101022

Seven members of the LB Commission are listed on Page 3. LB Director Lincoln Bormann is listed as a member of the Planning Team.

Page 24 lists five trail projects with Lincoln Bormann as the Key Contact for four of them. The LB is listed as a funding source. The second listed project prescribes "increase long-distance trails and trail connections on all islands via cooperative agreements with landowners, with a target of 10 miles. Does this sound a lot like the TZLT project? It does to me and it doesn't square with the statements of Jim Skoog, Cynthia Brast, and Amanda Azous or their assertions of transparency. Lincoln Bormann is the key contact for four more projects on pages 25-27. Maybe the LB didn't initiate the effort for federal funds for the TZLT but to say the LB had nothing to do with it, was not a LB project, and did not promote or pursue the project is disingenuous at best. LB fingerprints are all over trail development. After island residents and County Council soundly rejected the TZLT the LB attempts to distance themselves from being a part of the TZLT. That's the opposite of transparency. It's a smoke screen that all can see through. And...It's gonna resonate this November!!

Ron Whalen

San Juan Island

Rebuttal to a rebuttal...Land Bank Skoog, Brast, Azous

March 2, 2024 1:30 am sanjuanjournal.com



As I stated in my letter published in the January 24th issue of the Journal in a rebuttal I wrote to Mark Fishaut's letter, the accusations of specious Land Bank involvement in the TZLT (Town to Zylstra Lake Trail) are at best a wing and a prayer by a conspiracy theorist, and at worst a coordinated effort to smear the Land Bank. In defense of Mark Fishaut and his contributions to this community, I may have to believe the latter is at work.

Ron Whalen has recently chimed in with his letter yesterday with the same conspiracy theoretical thinking and tries to somehow legitimize his thoughts that the Land Bank is trying to cover something up. Quite the contrary. All the notations in Ron Whalen's rant are tied directly to OTHER PROJECTS and never mention the TZLT trail. There are no fingerprints to be found. There is nothing there Ron, no matter how you try to connect the dots. You are disingenuous in your effort to create something out of nothing. Your attempt here to discredit the Land Bank with your smoke and mirrors and the spirit in which you do it is going to resonate this November. There are many trail projects that the Land Bank is involved in and thank God they are so we can get out into nature, but the TZLT is not one of them and never has been. There is a time and a place for good trails. Please, let's just focus on the truth.

Jim Skoog

San Juan Island

Yes, Let's Talk about the Land Bank and Trails | Guest Column

March 1, 2024 1:30 am sanjuanjournal.com



Lincoln Bormann, Director

San Juan County Conservation Land Bank

Ron Whalen's accusations regarding Land Bank involvement in the Town to Zylstra Trail create a great opportunity to set the record straight and highlight Land Bank trails projects countywide.

First, no, the Land Bank was not behind the potential trail on San Juan Valley Road. This has been a Public Works project from the start, and is noted during the August 19, 2022, Land Bank Commission meeting. After hearing the project mentioned at a Council meeting, Commissioner Skoog wanted to make sure the record showed the effort was "not a Land Bank project." [View recording here at 13:22]

Many of the other projects listed in the ROSS plan are underway; thanks to Mr. Whalen for providing. These include three miles of trail at Beaverton Marsh Preserve: Dragonfly Loop off Halvorsen Road opened in 2023 and we are nearing completion of a new trailhead connecting John O. Linde Community Park to the Preserve, hopefully opening this summer. This trail adds a new activity for Linde Park visitors – exploring the forest beyond. Ultimately, we hope to link Linde Park across the marsh to the Halvorsen Road side.

At Cady Mountain Preserve, we are working toward opening a trailhead off Three Corner Lake Road which will connect visitors to the Roche Harbor Highland property and the upland portion of the English Camp unit of SJI National Historical Park and all the way to Roche Harbor proper, a distance of more than six miles with many other trail options as well. A trail to the top of Cady Mountain will be added in the future.

On Lopez, we've been working to extend trails on Lopez Hill after our 2021 acquisition of an adjacent 75 acres from the Lopez Community Land Trust (LCLT is creating affordable farmsteads on the part it retained).

On Orcas, trail improvements at Turtleback Mountain Preserve included decommissioning the crumbling road up the south side of the mountain and replacing it with more scenic and walker-friendly paths. At the Northshore Property, purchased in 2022, staff has been working diligently to prepare the Preserve for public use. Orcas has very little publicly accessible shoreline; much

of that via four existing Land Bank Preserves. The addition of one-third mile of sandy and gravel shoreline dramatically expands public beach access options on Orcas. And it has been a huge undertaking, requiring demolition of a number of dilapidated structures, and a full reconditioning of the old road that slanted its way down the 75-foot bluff. Still to come are creating a trailhead with parking and facilities. We expect to open the Preserve this fall.

The item that Mr. Whalen highlights in his letter, “\$50,000 working with TMG” partners on long-distance trails does not involve the Town to Zylstra trail. Established in 2011, the Terrestrial Manager’s Group (TMG) is a collaboration of all conservation land managers in the County: National Park Service, Bureau of Land Management, US Fish & Wildlife Service, WA State Parks, County Parks, and the San Juan Preservation Trust, all of whom manage trails on their properties. The TMG addresses issues that extend across agency boundaries in order to take an islands-wide approach to problem-solving.

We encourage everyone to make use of the trails the Land Bank and other conservation managers provide. They are an invaluable addition to the community, providing places for islanders to find solace, exercise, make core memories with family, and enjoy the wondrous beauty of this place we call home.

1021.00.318 - Revenues

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Avg % Recvd	5.78%	10.21%	16.74%	23.58%	33.42%	44.67%	53.42%	63.05%	72.29%	83.05%	91.30%	100.00%
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REET by Year

